

# Enumclaw

**Community Plan  
and Area Zoning**



King County Planning and  
Community Development Division







**Enumclaw Community Plan**  
**And**  
**Area Zoning**

**Effective Date: July 2, 1990**



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ORDINANCE NO. **9499**

1 AN ORDINANCE relating to comprehensive planning;  
2 amending the King County Comprehensive Plan (Ordinance  
3 7178); adopting the Enumclaw Community Plan; adopting the  
4 Enumclaw Area Zoning; repealing the area zoning for the  
5 Enumclaw Study area (Ordinance 1913), and repealing  
6 portions of the area zoning for Cumberland, Friday Creek,  
7 Kanaskat, Kangley, Lester, Palmer, Selleck, and adjacent  
8 Wilderness areas (Ordinance 2249); and repealing portions  
9 of the area zoning for the Auburn study area (Resolutions  
10 6494, 11373, 16426 and 18801 as amended); and adding a  
11 new section to K.C.C. 20.12.

## PREAMBLE:

8 For the purpose of effective areawide planning and regulation, the King County Council  
9 makes the following legislative findings:

- 10 1. The Enumclaw community planning area is an appropriate geographic area for  
11 applying and implementing the policies of the King County Comprehensive Plan. The  
12 adoption of the Enumclaw Community Plan and Area Zoning continues the county's  
13 program of planning on an area by area basis.
- 14 2. The Enumclaw Plan faces the challenges of protecting the area's rural character,  
15 continuing the cultural and economic vitality of the City of Enumclaw, providing oppor-  
16 tunities for resource production (agriculture, forestry and mineral extraction), and pro-  
17 tecting environmental quality. The proposed areawide planning and zoning legislation will  
18 achieve these goals by designating where appropriate land uses will occur, providing a  
19 clear framework for cooperation with the City of Enumclaw and the Muckleshoot Indian  
20 Tribe, applying development conditions on environmentally sensitive lands, and protecting  
21 rural areas, farmlands and forest districts by the application of rural and resource zoning.
- 22 3. The Enumclaw Community Plan is consistent with, and implements and augments the  
23 King County Comprehensive Plan policies and Plan Map designations
- 24 4. The community plan and area zoning make revisions to the King County  
25 Comprehensive Plan map by redesignating Forest Production district lands to Rural Areas  
26 as a result of new information which demonstrates that technical criteria were erro-  
27 neously applied when the original designations were made (see Exhibit A).
- 28 5. The community plan and area zoning make revisions to the King County  
29 Comprehensive Plan Map by redesignating some Rural Areas to Resource Lands to better  
30 manage the lands for long-term forest resource use.
- 31 6. The Enumclaw Community Plan and Area Zoning was prepared with the assistance of  
32 a citizen advisory committee, a technical advisory committee, the cities of Enumclaw and  
Auburn, the Muckleshoot Indian Tribe, agencies with interest and expertise and the advice  
of the general public. Social, public service and environmental impacts of the plan were  
analyzed and impacts which can be mitigated and unfavorable adverse impacts were  
discussed in an environmental impact statement for the Enumclaw Community Plan and  
Area Zoning.
7. The Enumclaw Community Plan and Area Zoning provides for the coordination and  
regulation of public and private development, and is vital for protecting the public health,  
safety and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is added to K.C.C. 20.12 a new section to read as follows

The Enumclaw community plan and area zoning attached to Ordinance 9499 is  
adopted as an augmentation and implementation of the comprehensive plan and



1 as such constitutes official county policy, for the geographic area defined therein. The  
 2 Enumclaw Area Zoning text and maps constitute an official control for the geographic  
 3 area defined herein.

4 SECTION 2. The King County comprehensive plan map, adopted by Ordinance 717  
 5 is amended within the Enumclaw community planning area to redesignate portions of the  
 6 forest production district as rural area, as discussed in Exhibit A and as indicated on the  
 7 map attached hereto as Exhibit B. These designations shall be implemented by the ado  
 8 tion of the Enumclaw Community Plan and Area Zoning.

9 SECTION 3. The King County comprehensive plan map, adopted by Ordinance 717  
 10 is amended within the Enumclaw community planning area to redesignate portions of the  
 11 rural area as forest production district, as discussed in Exhibit A and as indicated on the  
 12 map attached hereto as Exhibit B. These designations shall be implemented by the ado  
 13 tion of the Enumclaw Community Plan and Area Zoning.

14 SECTION 4. Resolutions 6494, 11373, 16426 and 18801, as amended, previously  
 15 adopting area zoning for portions of the Enumclaw community planning area, are hereby  
 16 amended in accordance with Section 1.

17 SECTION 5. Ordinance 1913 and Ordinance 2249 previously adopting area zoning fo  
 18 portions of the Enumclaw community planning area, are hereby amended in accordance  
 19 with Section 1.

20 SECTION 6. Should any section, subsection, paragraph, sentence, clause or phrase  
 21 of this ordinance or its attachments be declared unconstitutional or invalid for any  
 22 reason, such decision shall not affect the validity of the remaining portion thereof.

23 INTRODUCED AND READ for the first time this 7<sup>th</sup> day of August  
 24 1989

25 PASSED this 12<sup>th</sup> day of June, 1990

KING COUNTY COUNCIL  
 KING COUNTY, WASHINGTON

Lois North  
 Chairman

29 ATTEST:

30 Gerald A. Peterson  
 31 Clerk of the Council

32 APPROVED this 22 day of June, 1990.

Jim Hill  
 King County Executive



# Enumclaw Community Plan

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# **Chapter 1: Community Plan Introduction**

## **Scope and Function of the Enumclaw Community Plan**

The Enumclaw Community Plan has four themes.

**Maintain the rural character of the Enumclaw Plateau.** This is accomplished through the use of rural lot sizes, protection of the resource areas and protection of the area's cultural resources.

**Protect the water quality of the area's lakes, streams and wetlands.** The Green and White Rivers form natural boundaries of the plateau area and are fed by numerous streams and creeks. These waterways, plus the planning area's many lakes and wetlands have significant fishery, recreational, wildlife and agricultural value. The plan protects these vital resources by limiting development to larger lots and placing development conditions on land near water bodies.

**Recognize and support the resource-based economy.** The plan identifies agriculture and forestry resource districts and applies zoning which encourages and supports resource uses. The plan reduces potential conflicts between rural residential land uses and commercial forestry and agricultural areas through reduced lot sizes adjacent to resource districts.

**Support growth in the Rural Activity Center of Enumclaw.** The plan identifies areas appropriate for future city growth and establishes the framework for coordinating planning activities between the City of Enumclaw and King County.

The Enumclaw Community Plan provides a long-term, detailed policy framework to guide land development and public services in the Enumclaw planning area. This plan amplifies the King County Comprehensive Plan (KCCP) which is the overall land use policy plan for King County. Community plans also include specific recommendations for road improvements, parks and other projects to support planned land uses in the planning area. This planning effort involved citizens, the Muckleshoot Indian Tribe and the Cities of Auburn and Enumclaw in identifying problems and issues facing their communities and making recommendations about land uses and community improvements.

The Enumclaw Community Plan is accompanied by Area Zoning which implements the land use policies of this plan and the KCCP by applying new zoning to land in the planning area.

## **Enumclaw Plateau History**

Human habitation in the Enumclaw Plateau between the Green and White Rivers dates back to approximately 4000 B.C. within the early period of Lower Puget Sound Prehistory. The volcanic activity which resulted in the Osceola Mudflow swept down from Mount Rainier about 2850 B.C. covering the present site

of the City of Enumclaw and extending almost to the present City of Auburn. The mudflow disrupted the human activity which had existed there for an as yet undetermined period.

By the time of early Euro-American contact (Hudson Bay Company trappers, early 19th Century), there were several extended family bands or groups which used a number of village and seasonal occupational sites along the river basins, the prairie areas of the Enumclaw Plateau and other sites in the foothills and mountains. The primary groups which inhabited the area into historic times were the St'kamish, Skopahmish, Sk'tehlmish and Smulkamish, all closely related members of the Southern Puget (Coast) Salish Linguistic Family. These groups were also closely related through intermarriage to other Puget Salish groups downriver and to Sahaptin-speaking groups in Eastern Washington. As a result of the considerable trade across the Cascade Mountains, the Native American groups of the Enumclaw area used both horse and canoe and had a diversified economy based on fisheries, hunting, gathering and trade. The greatest single impact on Native American populations was the spread of diseases introduced through Euro-American contact, which resulted in a major Native American population decline in the region.

The Medicine Creek Treaty of 1854 and the Point Elliott Treaty of 1855 cleared the way for Euro-American settlement of the area. Permanent Indian reservations were established several decades later. Muckleshoot, originally a place name, has since become associated with the indigenous peoples of the Enumclaw area.

Pioneers began to settle in the Enumclaw area on the Porter's and Muckleshoot prairie in 1853. Native American discontent with the treaties of 1854-1855 contributed to the Indian wars of 1855-1856 which disrupted Euro-American settlement in the area for more than a decade.

By the late 1860's and early 1870's a few pioneers once again began to establish homesteads in the Enumclaw area and by 1880 there were small settlements at Boise Creek and Fir Grove. Development was impeded largely because transportation was limited primarily to Native American trails and canoe travel.

The community of Enumclaw developed around the Northern Pacific Railroad which laid tracks through the site in 1885. This provided a connecting link to population centers for agricultural and lumber products. Another contributing factor to community growth was the opening of the nearby Green River and Carbon River (Pierce County) coal fields. Mines in the immediate area included Palmer, Bayne, Cumberland and Kummer. The high demand for hops in the 1880's also provided a stimulus to economic development and the clearing of more farm land.

By 1913, when Enumclaw incorporated, the Chicago, Milwaukee and St. Paul Railroad had established connecting service. Lumber mills, shingle mills, dairy farms and other agricultural pursuits were important factors in the local economy. Poultry, egg and fur farms also were significant activities by the 1920's.

Late 19th century road-building efforts were accelerated in the 1910's and 1920's as the automotive era developed. A recreational industry developed as Enumclaw became a gateway to Mt. Rainier, Naches Pass and a variety of resorts, parks and auto camps around the Green River Hot Springs. Hunting, fishing and bootlegging activities also contributed to the economic well-being of the area.

The Enumclaw Plateau has become known for the ethnic associations of its smaller communities: French settled at Fir Grove, Austro-Slovenians at Krain and Danes at Flensted. The large Scandinavian immigrant population contributed to the large number of cooperatives which included agricultural, mercantile and mutual insurance enterprises.



## Land Use Authority

King County adopts comprehensive land use plans and implementing measures under the authority of the King County Charter (Articles 2 and 3). King County's approach to land use planning and regulation is similar to that provided for in the Washington State Planning Enabling Act (RCW 36.70), but as a Home Rule County operating under a charter, King County relies directly on the Washington State Constitution for authority to plan and regulate land use.

The County's land use authority is exercised in the unincorporated territory of King County; the incorporated cities and towns have independent authority over land use within their boundaries, although the County, cities and towns frequently cooperate voluntarily on planning issues of mutual interest. This inter-governmental cooperation is crucial to implementing the King County Comprehensive Plan.

Community plans are prepared in cooperation with local community residents and businesses, to benefit from their knowledge of unique local conditions and needs and to assure the plans address local concerns. Community plans are prepared to be consistent with the Comprehensive Plan and are based on defined Comprehensive Plan objectives which address Countywide concepts and policies. In general, community plans further refine Comprehensive Plan policies, prepare communities for anticipated growth, preserve unique features and propose workable approaches to implement community plan policies in an efficient and timely manner.

## Direction Of The King County Comprehensive Plan

The KCCP expresses a long-term vision of how the County should grow and develop. It applies Urban, Rural, Resource, Transitional and Open Space designations to all of King County. The Enumclaw community planning area is designated primarily as Rural Areas and Resource Lands. Rural Areas have:

1. Opportunities for farming and forestry;
2. Physical barriers to providing urban services at a reasonable cost; and
3. Environmental constraints which make the area generally unsuitable for intensive development.

Rural Areas have low residential densities and public improvements and services which support a rural lifestyle and protect rural character. The primary land use in Rural Areas should be low density residential development, usually one home for every five acres of land.

Within rural areas are Rural Activity Centers. The City of Enumclaw is designated a Rural Activity Center in the KCCP. The KCCP directs the County to work with the City to establish realistic areas for expansion and to ensure necessary public services are provided within the expansion area. The KCCP states that new commercial and industrial development in Rural Areas should locate in Rural Activity Centers. Rural Activity Centers also should contain a variety of housing types and mix of densities, with an overall density of four to eight houses per acre if public services are adequate.

The Enumclaw planning area also contains areas designated by the KCCP as Resource Lands. They include the agricultural lands of the Enumclaw Plateau and Green River flood plain (Agricultural Production Districts) and the forested slopes of the Cascade foothills (Forest Production Districts). The KCCP also calls for a Mineral Resources Functional Plan which will set standards, define compatible land uses and reserve high quality sites for mineral extraction. Resource Lands typically have:

1. High natural resource value (soils good for farming or forestry, or mineral deposits);
2. Undivided parcels large enough to make resource management feasible; and
3. Active farms, forestry or mineral extraction operations.

Resource Lands are important to the regional economy. They provide jobs, tax revenue and valuable products and material for local use and export. Resource Lands also provide aesthetic, recreational and environmental benefits to the public and contribute to the diverse character of King County. By designating certain land Resource Lands, the KCCP helps provide for long-term conservation of lands for productive commercial agriculture and forestry uses.

## **The Enumclaw Planning Area**

The Enumclaw planning area covers 128 square miles of southeastern King County. It is located between the Green and White Rivers and between the City of Auburn and the Tacoma Watershed. The Enumclaw Plateau, historically one of King County's major farming areas, takes up most of the western two-thirds of the planning area. The City of Enumclaw, in the southeastern corner of the plateau, is the only incorporated city and is the planning area's major population and economic center. The eastern third of the planning area is primarily commercial forest land and includes the Weyerhaeuser Company's White River Mill.

The Enumclaw planning area's population reached 21,000 in 1990, a 22 percent increase over 1980. During this period the City of Enumclaw grew from 5,427 to 7,227, a 33 percent increase. The planning area's population may approach 25,300 by the year 2000, with the growth split about evenly between cities and unincorporated King County.

Natural resources in the Enumclaw planning area include forests, farmlands and minerals. These resources support industries that are an important part of the local and regional economies. Farms and forest lands also provide outdoor recreation, scenic views and wildlife habitat.

King County has invested heavily in protecting farms and forest lands. Commercial forest lands enjoy special property tax treatment and a voter-approved bond issue has been used to purchase the development rights to prime agricultural land (including over 5,700 acres in the Enumclaw planning area). Because of their economic, cultural and open space contributions, resource lands are a major element of the King County Comprehensive Plan. This long-term commitment to resource land uses in King County is maintained in the Enumclaw Community Plan.

In addition, the King County Open Space Plan identifies regionally significant open space lands in the Enumclaw planning area. These lands include Pinnacle Peak, the Green River Gorge, the White River valley corridor and the Buckley-Kanaskat trail corridor, which is currently a Burlington Northern Railroad right-of-way. The planning area also contains valuable environmentally sensitive natural features, primarily wetlands, lakes and fish-bearing streams such as Newaukum Creek and the Green River.

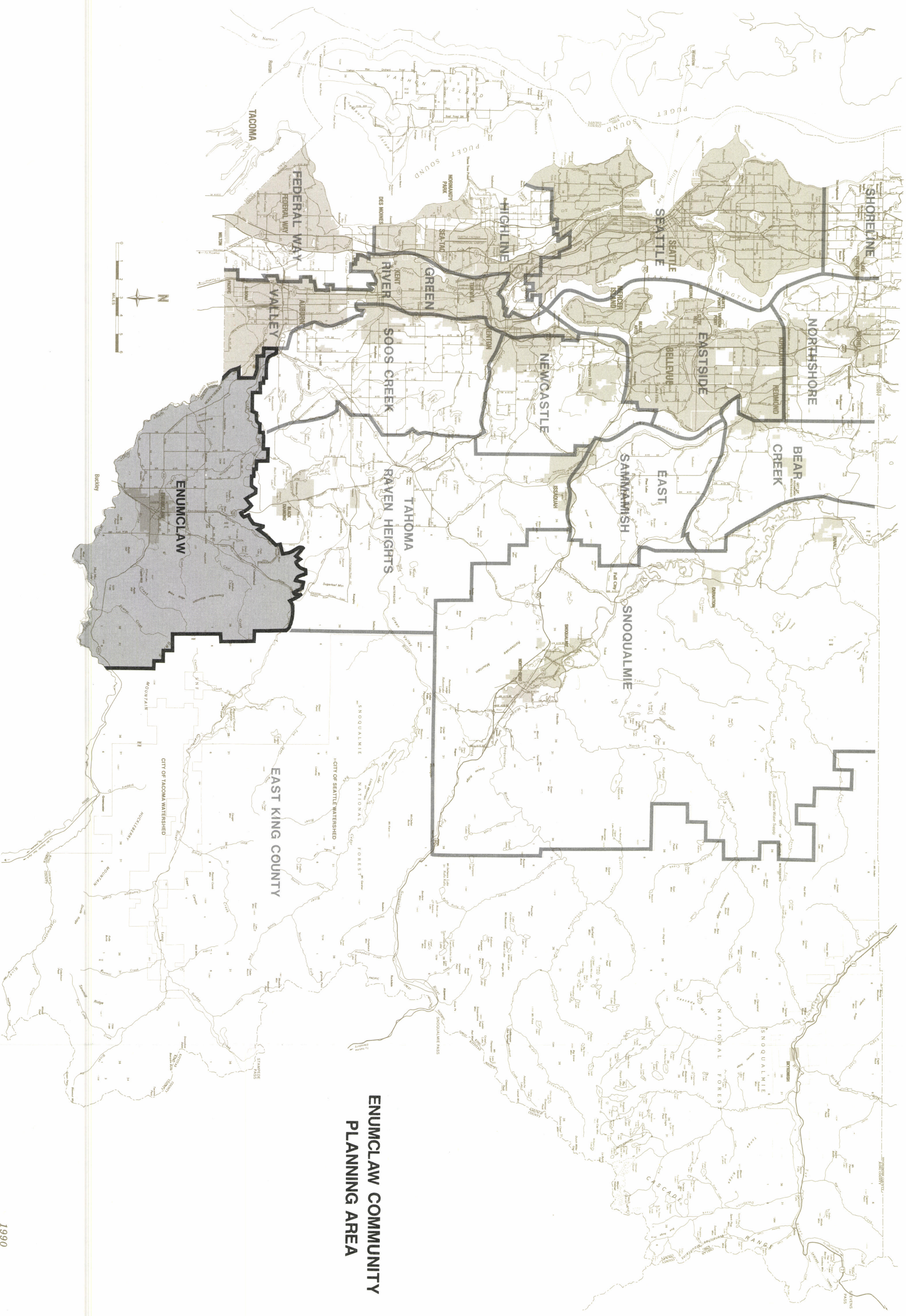
## **The Enumclaw Community Plan Process**

The King County Executive and the County Council initiated the Enumclaw Community Plan by Motion #6849 and directed the plan to establish policies guiding development and priorities for capital improvement projects (see Appendix A).

The community planning process involved a Citizens Advisory Committee (CAC), public workshops, community surveys, the Muckleshoot Indian Tribe, the Cities of Auburn and Enumclaw and meetings with various public agencies and interest groups. All these groups helped identify problems and issues facing their community and made recommendations about land use and community improvements. In addition, a Technical Advisory Committee representing County, City and State agencies gave advice throughout the planning process.



**ENUMCLAW COMMUNITY  
PLANNING AREA**







## **The Citizen Advisory Committee**

During the planning process the Citizens Advisory Committee met over a period of nineteen months, representing hundreds of hours of time dedicated to working on the community plan. The CAC advised the County staff on the proposed Enumclaw Community Plan policies and land use plan. They took an active role in the areawide community meetings, led small group discussions, presented information to the public and polled other members of the community on important issues to obtain a wider sampling of public opinion. For their commitment, perseverance, public spirit and good humor, King County thanks the members of the CAC. The committee members were:

Robert Baker	Cliff Keeline
Marsha Bathke	Barry Kombol
Pat Hallowell	Steve Moergeli
Carolyn Hempstead	Vern Moore
Doreen Johnson	Don Sires
Garna Jones	Ralph Waddle

Julie Quinn, a member of Community Planning, served as the meeting facilitator. Her excellent guidance, fair treatment of issues and constituencies and ability to forge consensus on actions before the committee made this process a success.

## **Enumclaw Community Plan Chronology**

May 1987	King County Council adopts Motion #6849, initiating the Enumclaw Community Plan process and appointing the CAC.
July 1987	CAC begins meeting.
August 1987	Enumclaw Community Plan Profile published by King County Planning and Community Development Division. The Profile describes the area's natural environment, history, population, economy, housing and public services.
June 1987- June 1988	Land use map alternatives and policies reviewed by the CAC.
July 1988	Proposed Concept brochure with map published and mailed to all planning area property owners.
August 1988	Two open houses held on the Proposed Concept map; questionnaire distributed to all attendees.
October- February 1989	Questionnaire responses, land use alternatives and policies reviewed by CAC. Citizens and property owners submit comments and requests for land use designations.
June 1989	Publication of proposed Enumclaw Community Plan and Area Zoning and Draft Environmental Impact Statement.
July 1989	Executive transmits proposed plan to King County Council.
September 1989	Council review process begins.
June 1990	Council adopts plan.















## **Implementation**

The Enumclaw Community Plan will guide decision-making by the King County Executive, County Council, County Zoning and Subdivision Examiner, County departments and other public agencies when making land use, public facility and other decisions affecting the planning area. The plan will help determine how County money is spent on roads and parks and will provide guidance for other public agencies' programs affecting the Enumclaw planning area.



**ADOPTED LAND USE**


-  Rural - 10 acres
-  Rural - 5 acres
-  Rural - 2.5 acres
-  Rural Neighborhood Centers
-  Expansion Area 1
-  Expansion Area 2
-  Agriculture - 10 acres
-  Agriculture - 35 acres
-  Forest
-  Resource Industrial
-  Incorporated Area
-  Indian Reservation

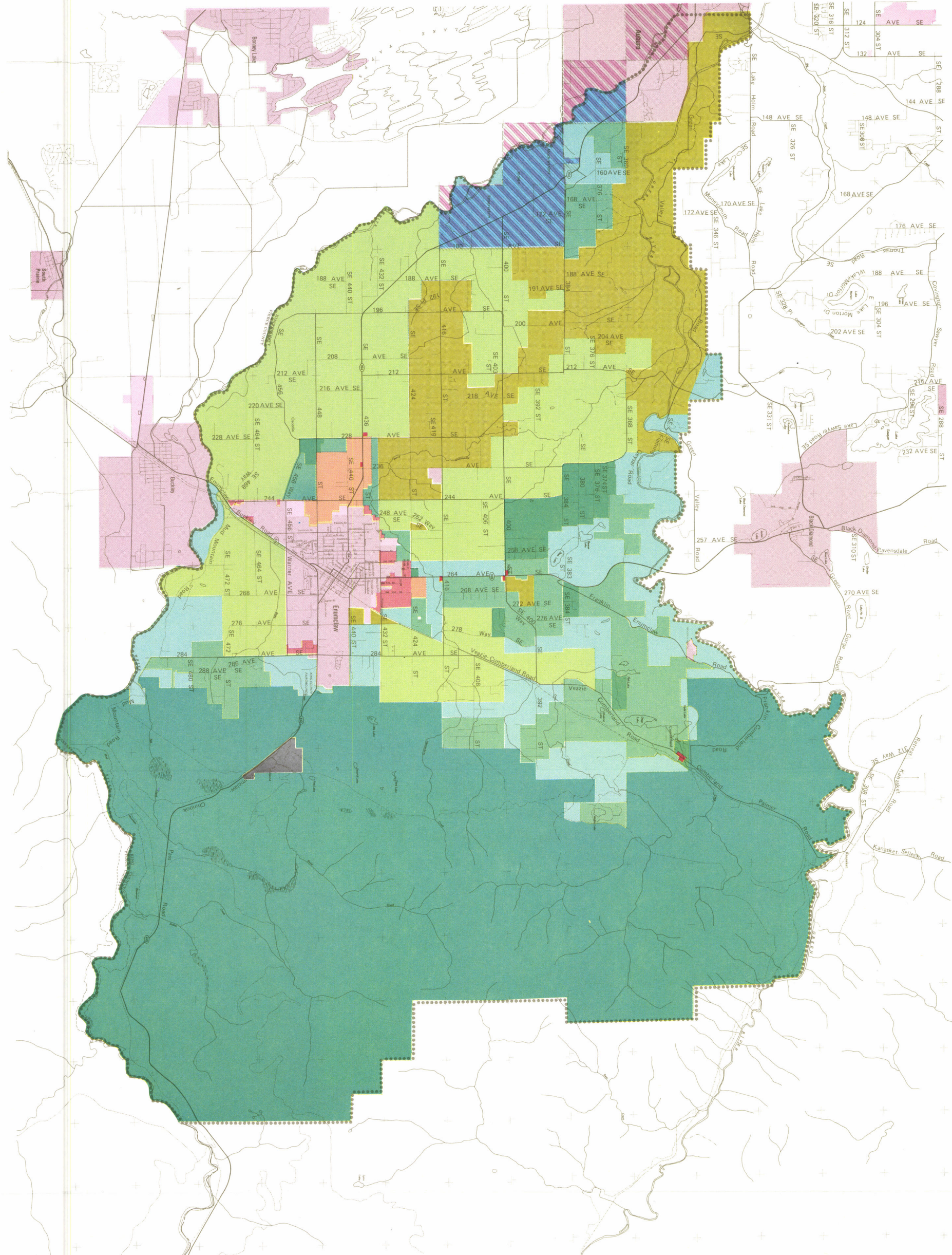
Source: 1990 King County Planning and Community Development Division



# Enumclaw

Community Plan

 King County Planning and Community Development Division









## Chapter 2: Environment And Natural Features

The Enumclaw planning area has a rich diversity of lakes, rivers, streams and wetlands which provide natural drainage, wildlife habitat and recreational opportunities. Major natural features of the planning area include the Cascade foothills, the Enumclaw Plateau, the Green and White River flood plains and an extensive network of creeks. The overall water quality of the area is very high, supporting substantial populations of both resident and anadromous<sup>1</sup> fish. Maintaining this water quality and enhancing beneficial uses of the water are high priorities for King County. Abatement of nonpoint source pollution<sup>2</sup> problems is also a high priority.

The soils, land forms and mineral deposits of the planning area are a product of historical geologic events including past glacial activity, the Osceola mudflow and recent deposits from rivers and streams. The Green River Gorge area dramatically displays this diverse geologic history. One result of this diverse history is the unique geologic hazards that occur in the planning area, particularly in the vicinity of the gorge.

Environmental and natural resource protection regulations and policies that affect the planning area include the 1985 KCCP and the King County Sensitive Areas Ordinance (SAO), as well as the following Federal, State and County policies and regulations:

- Federal Clean Water Act (3 USC 1251 et. seq.);
- Federal Endangered Species Act (16 USC 1531 et. seq.);
- State Clean Water Act (RCW 90.48 and WAC 400-12); and
- State Water Quality Ratings (WAC 173).

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<sup>1</sup>Anadromous fish are hatched in fresh water, migrate to the ocean and spend several years there maturing and then return to fresh water to spawn. Anadromous fish of the area include salmon, steelhead and sea-run cutthroat trout.

<sup>2</sup>Pollutant sources are usually identified as either point source or nonpoint source. Point sources are produced by local urban and industrial activities that discharge effluents via pipes or man-made channels to the river. Nonpoint sources of pollution are generated by activities which do not discharge through a pipe, such as agricultural and forestry practices, animal keeping, failed septic systems, development and land clearing.

State Endangered Species Rules (RCW 77.12.020 and WAC 232-12-014);  
State Environmental Policy Act (RCW 43.21 C);  
State Fisheries Hydraulic Project Approvals (WAC 220);  
State Forest Practices Act (RCW 76.09 and WAC 222);  
Puget Sound Water Quality Authority (RCW 90.70);  
State Bald Eagle Protection Rules (WAC 232);  
King County State Environmental Policy Act Ordinance (K.C.C. 20.44);  
King County Shoreline Master Program (K.C.C. Title 25);  
Surface Water Management Ordinance (K.C.C. 9.08);  
King County Open Space Plan (Ordinance 8657);  
King County Park Standards (Ordinance 3813);  
King County Scenic Routes Plan (Motion 3681); and  
Interim Assessment of King County Park Needs (Natural Resources and Parks Division, 1987).

This plan contains additional policies to protect environmentally sensitive areas from inappropriate development and addresses park and open space issues in the planning area.

## **Rivers, Streams And Waterbodies**

### **A. Water Quality**

The major rivers and streams in the planning area include the Green and White Rivers, Boise, Coal and Newaukum Creeks. Together with smaller creeks, wetlands, lakes and flood plains, these rivers and streams work as a system to convey, store and purify surface waters. Lakes and wetlands function as year-round storage basins, slowing runoff and releasing water at naturally controlled rates after storms. During periods of storage in lakes and wetlands, suspended sediments and associated pollutants settle out of the water while, at the same time, dissolved nutrients and toxicants are partially removed by biological processes. Flood plains provide more short-term storage of flood waters, serving primarily to reduce the depth of flood water downstream. Stream channels, which connect all of these surface water features, convey the water through the system and also provide temporary storage of water and sediments.

Water quality recommendations in the Enumclaw plan expand on KCCP policy E-311 which states:

"Water quality should be protected and enhanced. Land use plans and land development should preserve the amenity and ecological functions of water features."

Protecting water quality and quantity is essential to human, fish and wildlife survival. The Green River serves as a water source for the City of Tacoma. Both the Green and White Rivers, and several of the creek systems, support extensive populations of anadromous and resident fish including chinook, chum, coho and pink salmon, steelhead, Dolly Varden, cutthroat and rainbow trout. Several small lakes in the planning area provide habitat for other native species such as trout, perch and bass. The Aquatic Habitat map of known anadromous fish habitat (page 15) shows these locations. The map, which was prepared from

Department of Fisheries information and information provided by the Muckleshoot Indian Tribe, indicates the historical and current range of anadromous fish and also shows locations where fish have been stocked by the Tribe and other organizations.

Poor water quality, high water temperatures, low stream flow volumes and the loss of riparian vegetation are the common impacts most damaging to fish habitat and can result in fish kills and lower reproductive success. Breeding and rearing areas are particularly sensitive to siltation produced by erosion from upstream construction and development and unrestricted livestock access to streams. The critical instream growth period of salmon and trout fry, between hatching and migration to the sea, depends on the biologic health of the stream. The greatest portion of the fry's diet comes from insects living in streams or on adjacent vegetation. Siltation smothers small bottom dwelling insects and eliminates their habitat. Careless herbicide and insecticide application, particularly on streamside lands, can adversely affect aquatic vegetation and the insect populations upon which the fish depend. Loss of riparian vegetation often results in a reduction in the number of fry which survive by eliminating shelter from predators and allowing direct sunlight to hit the stream and elevate water temperatures. The presence of shelter in the form of overhanging vegetation and natural debris is one of the main habitat features needed for a stream to support successful salmon spawning and rearing.

Public and private investments have been made to protect and enhance fish habitat and fishery resources for both sport and commercial fishing in the planning area. The Muckleshoot Indian Tribe has salmon hatcheries on Keta Creek (Green River) and on the north side of the White River a short distance above the mouth of Boise Creek. The Tribe is working with the City of Auburn on plans for a salmon hatchery at Coal Creek Springs (White River). The Washington State Department of Fisheries (WDF) has a salmon hatchery at the mouth of Soos Creek (Green River) by the northwest boundary of the planning area. WDF also operates two Green River salmon rearing ponds, Spaight Pond on Crisp Creek (by Keta Creek Hatchery) and Pautzke Pond on Icy Creek near Black Diamond's spring. The Washington Department of Wildlife (WDW) operates rearing ponds at Palmer (Green River) for winter and summer run steelhead, which are released as smolts. Trout Unlimited operates a privately funded steelhead rearing pond on Christy Creek at Flaming Geyser State Park. Outplanting is done on most of the planning area's streams in addition to natural spawning/ rearing. The Muckleshoot Tribe, WDF and WDW release fry above Howard Hanson Dam, using the stream system in the upper Green River watershed as rearing habitat. Trout Unlimited has continuing steelhead enhancement projects through transporting spawning stock past the barrier of Hanson Dam and habitat improvement on Newaukum Creek.

**EN 1      Present generators of nonpoint source water pollution should initiate measures that reduce and eventually eliminate such pollution. New development should be regulated to prevent new nonpoint sources of pollution.**

To protect the invaluable natural salmon runs and the investments in hatcheries, a reliable supply of clean water is required in all of the area's streams and rivers. Pollutant sources which threaten water quality must be eliminated.

Several specific nonpoint source pollution problems have been identified in the planning area: Newaukum Creek, which is affected by surface water run-off, fecal contamination, nutrient-loading, ammonia and nitrate/nitrite problems from commercial and noncommercial agricultural activity<sup>3</sup> drainage ditches leading to Newaukum Creek and the Enumclaw landfill.<sup>4</sup>

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<sup>3</sup>Draft Priorities For Water Quality; Update of the Areawide Water Quality Plan for Cedar-Green River Basins, METRO, January, 1987, p. 60.

<sup>4</sup>Draft Green-Duwamish Watershed Action Plan. King County Parks, Planning and Resources Department. May, 1989.



The following agencies have programs to address nonpoint source pollution in the planning area:

United States Department of Agriculture Soil and Conservation Service: Newaukum Creek Watershed Project;

Washington State Department of Natural Resources: Timber, Fish and Wildlife Agreement;

Washington State University Cooperative Extension: educational programs to work with commercial and noncommercial farmers; Sound Gardening Program;

Washington State Department of Ecology: Green-Duwamish Watershed Action Plan;

King County Conservation District: technical assistance programs to work with commercial and noncommercial farmers; and

City of Enumclaw: Comprehensive Stormwater Drainage Plan; also coordinating with Drainage Districts 5 and 5A to ensure new development provides pollution control devices and detention.

Appendix B includes a more detailed description of these programs. The Enumclaw Community Plan supports the efforts already underway to address nonpoint sources of pollution.

## **B. Rivers, Streams and Drainage**

Undisturbed stream corridors provide wildlife habitat, protect and enhance water quality, provide opportunities for recreation, enhance fishery production and serve as an open space resource in the planning area. KCCP policy E-322 recognizes the importance of stream corridors and directs development to preserve an undisturbed buffer or corridor sufficient to maintain natural functions of streams.

**EN 2        A stream corridor wide enough to maintain the natural biologic functions of streams draining to the Green and White Rivers or their tributaries should be preserved in all development proposals by the use of native growth protection easements or other appropriate mechanisms.**

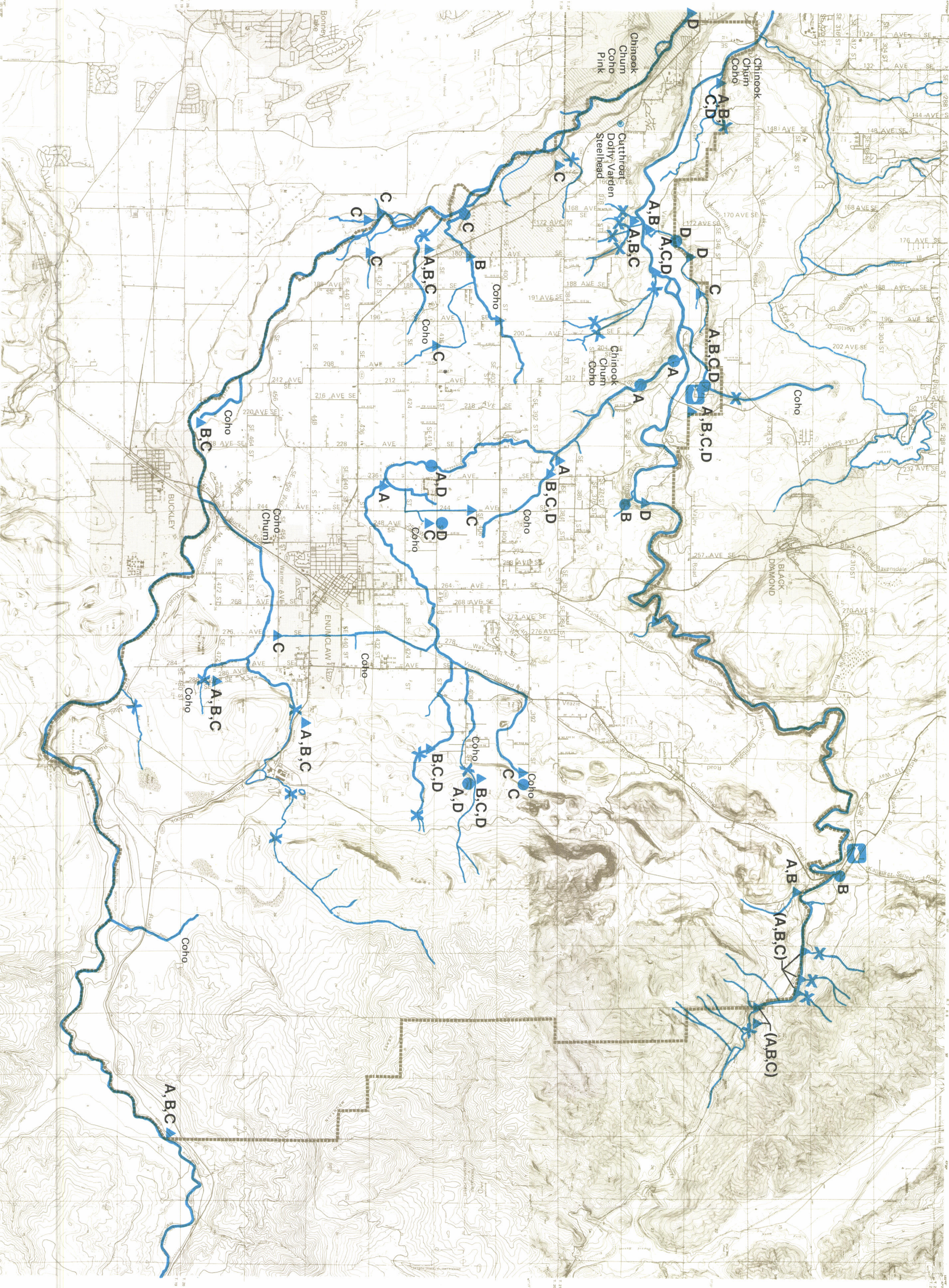
Development conditions applied to property and the Sensitive Areas Ordinance will be used to implement this policy.

Streamside vegetation is critical to the success of anadromous fish populations in area streams. The riparian vegetation provides shading, which moderates water temperature increases and forms protective cover for salmon fry which rear in these reaches. Riparian vegetation and undisturbed stream buffers also help limit bank collapse due to trampling by livestock, which reduces channel capacity, may aggravate flooding and causes sedimentation of fish spawning habitats. With careful land management and the elimination of grazing from the stream bank, vegetation may become re-established to provide stream shading and bank protection.

The Sensitive Areas Ordinance addresses livestock restrictions, techniques and alternatives when animals are to be kept on site. Advice on livestock fencing is also available through the King County Conservation District.

**EN 3        All creeks and their tributaries should be protected from grazing animal access to: 1) reduce water quality degradation from animal wastes; 2) reduce bank collapse due to trampling; and 3) re-establish shading vegetation along stream banks.**





**AQUATIC HABITAT**

Streams used by Salmonid Species

Fish Hatchery

Suspected Barrier

Upper Range Spawning

Outplanting

- A - Chinook
- B - Steelhead
- C - Coho
- D - Chum

Source: Catalog of Washington Streams and Salmon Utilization, Vol. 1, Washington State Department of Fisheries, Olympia, 1975. 1990 King County Sensitive Areas Folio



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KCCP policy E-324 states that bridges should be used when possible in crossing streams and that if culverts are necessary, oversized culverts with gravel bottoms which maintain the channel's width and grade should be used. Culverts inhibit or stop fish migration by altering the stream channel. Even when they don't create an impassible barrier, culverts often delay salmon in reaching their spawning grounds, with a corresponding reduction in the success of spawning. Placing streams into culverts also degrades water quality and damages aquatic habitat through the destruction of existing natural stream channels and banks and through erosion and sedimentation which occurs during culvert installation. The Washington State Department of Fisheries must be contacted to obtain the required Hydraulic Project Approval for any work in streams or on stream banks, including the installation of culverts. Requirements for culvert type, size, location and installation are all subject to regulation by hydraulic project approvals.<sup>5</sup> Typical conditions usually include the use of oval-shaped culverts, sizing the culvert to allow for a gravel bottom and preservation of the stream's width and grade.

**EN 4        Temporary and permanent disruption to streams and their banks should be reduced when vehicular and pedestrian stream crossings are necessary. When possible, a single crossing should serve several properties.**

The King County Comprehensive Plan also addresses natural drainage systems through policy E-314:

"Natural drainage systems should be maintained and enhanced to protect water quality, reduce public costs and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without acceptable mitigating measures which eliminate the risk of flooding or negative impacts to water quality."

All surface water runoff in the planning area leaves by way of one of the two regional watersheds, the Green River or the White River. The Green-Duwamish Watershed Action Plan has identified five important sub-basins within the Green River Basin: Upper Green, Middle Green, Soos Creek, Lower Green and Duwamish. Several of these sub-basins host large runs of salmon. Within the Enumclaw planning area Newaukum Creek and its tributaries, which are part of the Middle Green Basin, provide essential habitat for substantial salmon runs. As noted previously, Newaukum Creek is affected by several nonpoint pollution problems. Boise Creek, also an important salmon stream, faces similar problems to Newaukum Creek from contamination by grazing animals and degradation of the riparian stream corridor.

**EN 5        The natural drainage systems of Boise and Newaukum Creeks and all other fish-bearing streams should be restored, maintained and enhanced to protect water quality, protect existing aquatic and riparian habitat and enhance beneficial uses.**

Besides point and nonpoint source pollution, a third cause of degraded water quality is alteration of existing natural drainage systems. Activities of highest concern include the filling of wetlands and flood plains, placement of streams in culverts and other environmentally insensitive construction practices. These activities can cause erosion, sedimentation or flooding which degrades water quality and reduces the capacity of the natural drainage systems to support fish and wildlife.

**EN 6        Within the drainages of Christy, Keta and Icy Creeks and any other anadromous fish-bearing stream, an undisturbed buffer adjacent to the stream should be preserved to prevent degradation to the creeks and their fishery resources.**

EN 6 recognizes that protection of the natural drainage system of the area is important both to the integrity of the fish and wildlife populations of the planning area, as well as the area's economic well-being. Recre-

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<sup>5</sup>WAC 220-110-030.

ational use and fishing are significant to the Enumclaw Plateau's economy and the Muckleshoot Indian Tribe, as well as other participants in commercial and sport fishing. This is reflected in the significant public and private investments which have been made in enhancing and restoring fish habitat and establishing hatcheries and rearing ponds within the planning area.

### **C. Lakes and Wetlands**

King County regulates development activity around lakes through the Shorelines Management Program (for lakes larger than 20 acres) and through the Sensitive Areas Ordinance (for lakes smaller than 20 acres). Location and installation of septic tanks near lakes and other surface water features is regulated by standards established by the Health Department. All of these regulations establish buffer and setback requirements to accomplish water quality protection objectives.

Wetlands can include open water areas, lakes, swamps, marshes and bogs. Wetlands provide many beneficial functions such as: fish and wildlife habitat, water quality improvement, ground water recharge, maintenance of summer stream flows, recreation, open space and storm water storage and flood attenuation. Wetlands must be sufficiently buffered from adjacent land uses for these functions to be protected. The Wetlands, Streams and Drainage Basins map (page 19) shows the location of the major inventoried wetlands in the planning area.

KCCP Policy E-329 recommends that new residential development next to wetlands provide an undisturbed buffer around the wetland to protect its natural functions. Current County practice divides wetlands into three classes; "unique/outstanding" (#1), "significant" (#2) and "low concern" (#3)<sup>6</sup>. Buffer size adjacent to wetlands depends on the wetland rating with #1 wetlands typically receiving 100 foot buffers, #2 wetlands receiving 50 foot buffers and #3 wetlands receiving 25 foot buffers.

**EN 7 Wetlands should have identified, protected buffers defined during development review.**

Periodically, individuals propose to alter wetlands by removing certain types of vegetation and dredging to create open water areas. To determine whether changes to the wetland would increase its overall function and value, the County evaluates the changes through the Wetland Evaluation Technique (WET) developed by the Federal Highway Administration (1987) or other analysis.

**EN 8 To assure that run-off or construction impacts do not adversely impact the extensive wetland systems in the Enumclaw area, development (including but not limited to clearing and placement of roads, on-site treatment systems and buildings) should be sited in areas least likely to impact wetlands.**

**EN 9 If an alteration of a King County number 3 wetland is part of a development proposal, the alteration should be evaluated for adverse impacts and if they exist, be permitted only if mitigation results in no net loss of wetland functions.**






Detailed requirements for development in or near wetlands are contained in the Enumclaw Area Zoning and in the Countywide Sensitive Areas Ordinance.

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<sup>6</sup>In 1983, King County completed an extensive inventory and analysis of wetlands in the County and developed a rating system which measured hydrology, biology, visual, cultural and economic values of wetlands. The values for each of these categories were converted to a numerical score which then formed the basis for assigning the wetland to one of the three wetland classes. The 1983 inventory was updated and revised in 1990 in coordination with the 1990 update of the Sensitive Areas Map Folio.



**WETLANDS, STREAMS AND DRAINAGE BASINS**

-  Lakes, Ponds
-  Rivers, Creeks
-  Wetlands
-  Wetland Numbers
-  Floodplains
-  Drainage Basins

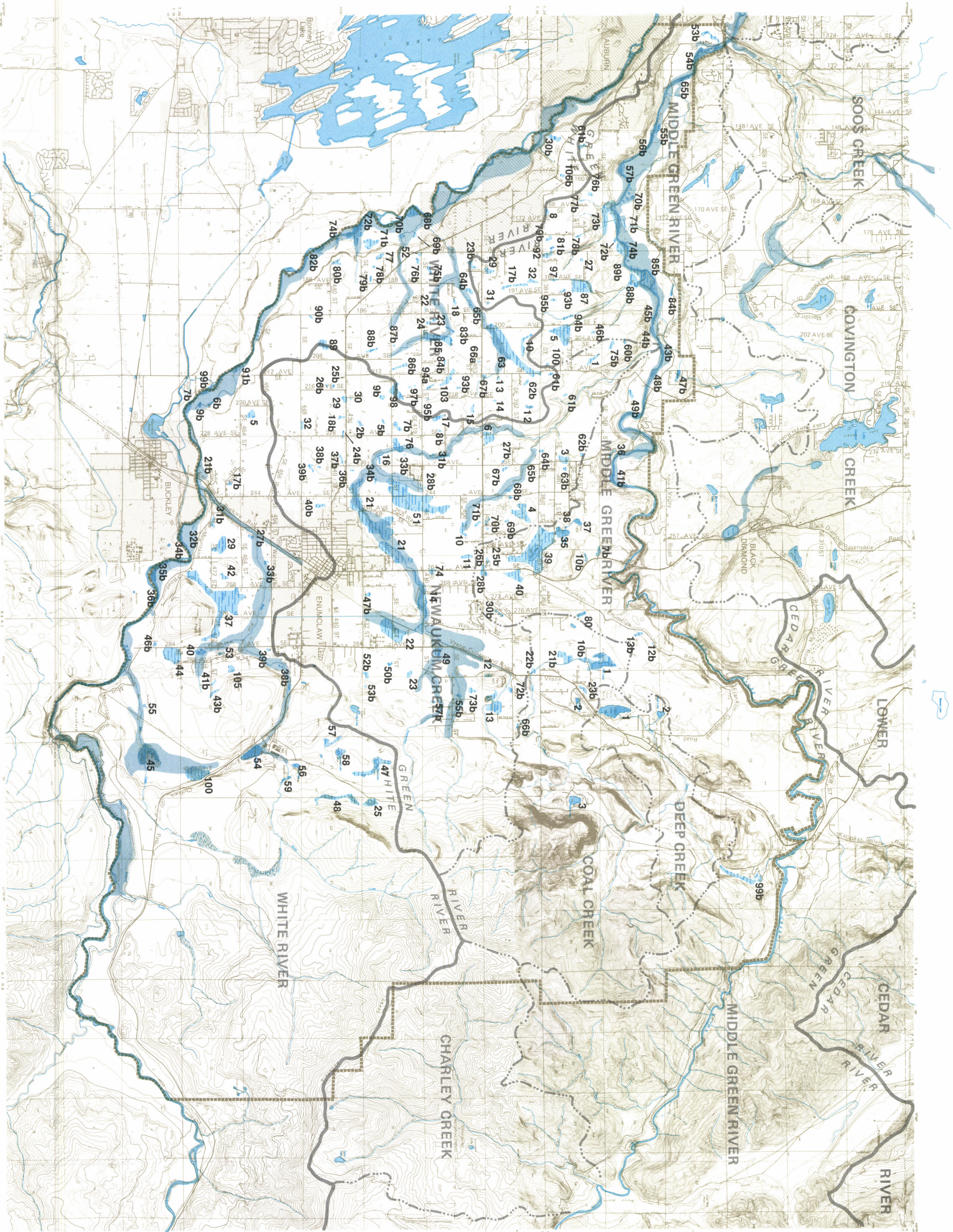
Source: 1990 King County Sensitive Areas Folio



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Lake management districts are created by landowner's petition to the King County Council or by County Council adoption of an ordinance to plan and implement lake improvement and maintenance projects. Lake management districts can finance water quality research and improvement projects, stormwater diversion and treatment, agricultural waste control and maintenance of ditches and streams. These activities can be funded through special assessments on property within the district, issuance of lake management district bonds or through fees. A district may include all or part of a lake(s) and the adjacent land areas.

**EN 10      King County and METRO should review existing data on lakes in the Green River watershed to identify candidates for lake management districts. For the White River Basin, King County should identify candidates for lake management districts. Where districts are needed, King County should assist landowners in petitioning for organization of a district.**

The Green River basin is within the METRO boundary, while the White River basin is outside. Therefore, King County and area residents will be responsible for reviewing data and identifying any candidates for lake management districts in the White River basin.

#### **D.    Ground Water**

Ground water is a natural resource that can be harmed through depletion or contamination. Certain land uses can threaten the quantity as well as quality of ground water through over-use (pumping faster than water can be recharged), reduction of the available recharge area which replenishes the aquifer and contamination. The Washington State Department of Ecology is responsible for issuing ground water withdrawal permits which control quantity impacts.

KCCP E-337 states that ground water recharge areas should be identified and protected from potential pollution. Ground water studies are being prepared for several areas in King County, however because of its own unique geology, the Enumclaw area is not included. Little information is currently available for the Enumclaw planning area. For each of the existing study areas a comprehensive ground water study is being prepared, which will include a determination of recharge areas, discharge rates, quantity and quality of aquifers, potential sources of contamination and the effect of proposed land uses on the aquifer. This type of information is needed for the Enumclaw area so water resources can be managed more effectively.

METRO is currently preparing a ground water study for a small portion of the Enumclaw planning area to document any potential impacts to water quality from its proposed Silvigrow project. Silvigrow is the METRO program which applies sewage sludge to forest land to enrich the soil and enhance tree growth. METRO owns approximately 1,170 acres in the Cumberland area.

City of Black Diamond officials have raised concerns about increased rural residential density adjacent to a city spring in the Cumberland area. Again, because of the lack of information about ground water, the impacts of smaller rural residential lots cannot be evaluated at this time.

**EN 11      A study determining ground water recharge areas and their ability to support new development in the Enumclaw area should be initiated. When recharge areas are mapped, they should be protected from adverse impacts associated with land use practices, including agriculture and development.**

The information from this ground water study will permit the more effective management of water resources.

## Identified Wetlands in Enumclaw Planning Area

Wetland Rating #1	Wetland No.*	Approximate Acreage	Wetland Type**	Drainage Basin
Unique/Outstanding	35	15.5	OW, SS	Middle Green River
	39	140.0	M,SS,OW,FO	Middle Green River
	47	33.0	SM,OW	White River
	56	2.5	OW,SS	White River
	58	11.0	BG,OW	White River
	1	42.5	OW,SM	Coal Creek
Wetland Rating #2	Wetland No.*	Approximate Acreage	Wetland Type**	Drainage Basin
Significant	2	2.2	OW	Coal Creek
	3	11.2	OW	Coal Creek
	1	37.1	OW	Deep Creek
	2	5.4	OW	Deep Creek
	29	8.0	M	Middle Green River
	32	4.2	M	Middle Green River
	36	5.5	DM, OW	Middle Green River
	37	4.0	OW	Middle Green River
	40	24.0	SS	Middle Green River
	52	64.0	M,SS,FO	Middle Green River
	80	2.6	OW, DM	Middle Green River
	87	33.0	M,FO	Middle Green River
	91	175.0	M,FO	Middle Green River
	92	7.0	M	Middle Green River
	97	5.5	M	Middle Green River
	100	4.2	M, SS	Middle Green River
	1	5.5	M	Newaukum Creek
	3	12.5	SS,M	Newaukum Creek
	4	33.0	SS	Newaukum Creek
	6	13.3	M	Newaukum Creek
	10	6.5	M	Newaukum Creek
	11	6.8	SS,M	Newaukum Creek
	12	1.6	SM	Newaukum Creek
	13	29.0	SS, SM	Newaukum Creek
	14	45.0	M	Newaukum Creek
	16	2.0	M	Newaukum Creek
	17	7.5	M, FO, OW	Newaukum Creek
	21	158.0	M, FO	Newaukum Creek
	22	63.0	SM	Newaukum Creek
	23	6.0	SM, SS, FO	Newaukum Creek
	29	7.0	M	Newaukum Creek
	30	0.6	OW, SM	Newaukum Creek
	32	3.4	M	Newaukum Creek
	49	4.5	M	Newaukum Creek
	51	144.0	FO, SS, M	Newaukum Creek
	74	4.8	M	Newaukum Creek
	76	6.7	M	Newaukum Creek
	8	8.2	SM, SS	White River
	10	9.0	SS	White River
	13	2.2	OW	White River
	15	4.0	OW	White River

Wetland Rating #2	Wetland No.*	Approximate Acreage	Wetland Type**	Drainage Basin
	18	1.8	OW	White River
	19	20.0	FO, M, SS	White River
	20	8.0	M, SS, FO	White River
	24	1.2	OW	White River
	25	14.0	SM	White River
	29	16.7	M, FO	White River
	37	129.0	M, FO	White River
	40	10.0	FO	White River
	42	4.1	M	White River
	44	37.0	M, FO	White River
	45	28.5	FO	White River
	48	20.3	FO	White River
	52	1.3	M	White River
	53	2.3	M	White River
	54	24.4	OW	White River
	55	1.4	OW	White River
	57	8.4	SS	White River
	59	1.4	OW	White River
	63	108.0	M, SS	White River
	77	3.2	M	White River
	85	17.0	M, SS	White River
	89	17.0	M, FO	White River
	96	14.0	FO	White River
	98	8.5	M	White River
	100	37.0	SS, FO	White River
	103	11.5	M, SS, OW	White River
	105	4.2	SM, SS	White River

Wetland Rating #3	Wetland No.*	Approximate Acreage	Wetland Type**	Drainage Basin
Low Concern	27	1.0	OW	Middle Green River
	31	1.0	OW	Middle Green River
	38	0.9	OW, DM	Middle Green River
	12	4.1	OW, DM	White River
	14	1.0	OW	White River
	22	0.7	OW	White River
	23	1.2	OW	White River

\* Refer to wetland and drainage basin map to locate wetlands

\*\* Wetland Type: OW = open water; SS = scrub-shrub; BG = Bog; DM = Deep marsh; SM = Shallow marsh; FO = forested; and M = wet meadow

Source: King County 1990 Wetland Inventory

## E. Soils And Hazardous Areas

The KCCP contains numerous policies regarding development on land with features that present a hazard to public health and safety. These hazards include steep slopes (40 percent and over), number 1 and 2 wetlands, severe landslide hazards, coal mine hazards and floodways (see KCCP policies E-103, E-305, E-306, E-307, E-310, E-335 and R-102). The Sensitive Area Composite map (page 27) identifies the location of these hazards in the Enumclaw planning area.

The Enumclaw planning area also includes coal mine hazards and unstable soils. Most of the coal mine hazard areas are designated Rural, 10 acre density or are within the Forest Production District. Some areas are within the Rural, five acre area. Any development in these areas will be protected from coal mine



hazards by the Sensitive Areas Ordinance and KCCP policy E-310, which encourages the elimination of all significant hazards associated with abandoned coal mines before development occurs near them.

The Enumclaw Plateau contains additional lands which may be unstable, even if virtually flat, due to their proximity to the high, steep walls of the Green River Gorge and Upper Green River Valley. The Green River and its major tributary streams have cut steep-sided valleys into the soils covering glacial sediments in the Enumclaw area. In some places this cut extends into the underlying bedrock. Downcutting and widening of these valleys is an on-going process. This process occurs through a repeated cycle of channel erosion at the base of the valley walls, which undercuts these slopes, leading to landslides. This means that most of the flat land immediately adjacent to valley walls in this area, as well as the valley walls themselves, may be unstable. Without careful development practices, roads, structures and utilities on these lands may be unsafe. Lands below the slopes are adequately protected by floodplain and other regulations because of the narrow valley floors, but additional protection is needed for properties above the top of the valley walls.

The following policy establishes a review area, similar to the flood hazard overlay zone, within which development will be reviewed to ensure that the environment is protected and risks to life and property are avoided. The depth of the review area is 660 feet, which is the depth of a typical 10 acre parcel. The intent of using this dimension is to exempt development from review which has an intervening ownership between it and the top of the valley wall.

**EN 12      All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property.**

This policy is carried out by development conditions applied to affected properties in the Enumclaw Area Zoning.

## **F.    Flood Plains**

The economic and physical impacts of flooding can be addressed through both nonstructural and structural programs. KCCP policy E-333 states that non-structural methods should be emphasized in planning for flood prevention and damage reduction. Nonstructural measures are all measures that do not change the level of the floodwaters during floods. Nonstructural measures to reduce flood damage include raising structures above flood level, relocating structures, installing water proofing sealants to existing structures and regulating flood plain land uses to avoid flood hazards. Structural measures are strategies to reduce flood damage by changing the flow of the river or streams using such methods as dams, dikes, channel widening or dredging. Structural solutions may cause adverse impacts in other areas by altering the natural flood storage or floodwater capacity of the river. Nonstructural measures, on the other hand, are often difficult to establish and may not be applicable in some situations.

The flood plain of rivers can be divided into two zones. The floodway is the area of the flood plain near the normal river channel and it carries large quantities of fast-moving water during flood events. The flood fringe is the portion of the flood plain which has lower water velocity and generally presents less of a threat to human safety. The floodway is more heavily regulated than the flood fringe. King County, Pierce County and the Muckleshoot Indian Tribe control development within flood plains along the White River. Strict restrictions on development are applied to the floodway portion of flood plains in order to qualify residents for federally sponsored flood insurance. King County regulates flood plain development through the Sensitive Areas Ordinance and the Washington State Flood Control Zone Act (RCW 86.15). There is currently a lack of flood plain information for the White River, with little information available on the 100-year flood elevations or floodway channel locations. In addition, the White River channel constantly migrates back and forth across the flood plain, making designation of the floodway difficult and potentially misleading.



**Stream Classifications**

- Class 1
- Class 2 (with salmonids)
- Class 2 (perennial; salmonid use undetermined)
- Class 3
- - - Unclassified
- 100 - Year Floodplains



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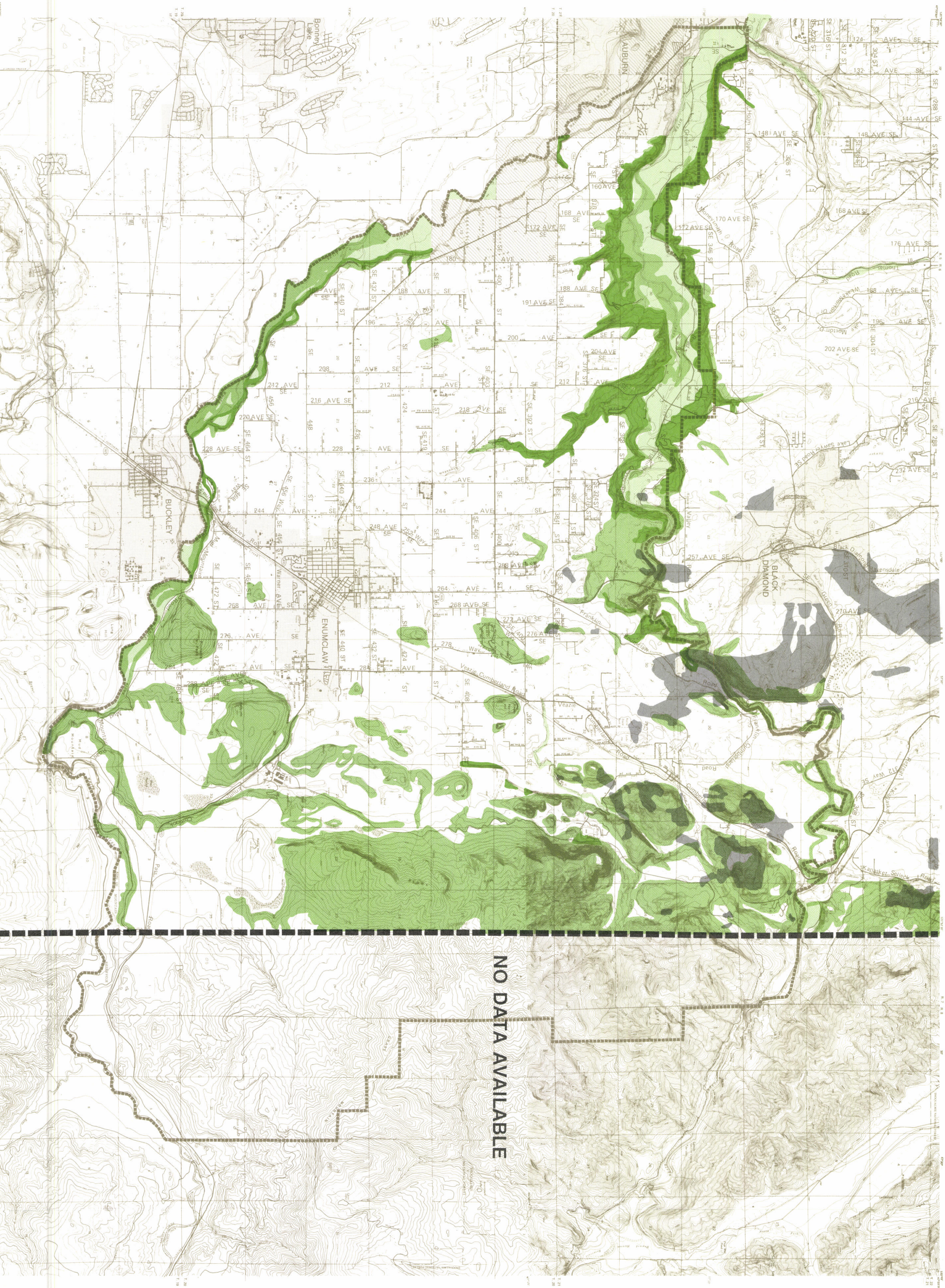
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## SENSITIVE AREA COMPOSITE

-  Erosion Hazards
-  Landslide Hazards
-  Seismic Hazards
-  Coal Mine Hazards

Source: 1990 King County Sensitive Areas Folio



# Enumclaw

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**EN 13      Any proposed development along the White River should be required to map the extent of the 100-year flood plain on the site until a comprehensive flood plain study of the White River is available.**

This policy requires property owners to identify floodplain limits on their property as part of the development review process.

## **G.    Shorelines**

In 1971, the Washington State Legislature, finding that there was a public interest in the protection, preservation and restoration of the State's shorelines, passed the Shorelines Management Act. The act established a cooperative program of shoreline management between the state and local governments. The primary responsibility of administering the shoreline regulations was delegated to local governments.

In response to the Act, King County developed a Shorelines Management Master Program (K.C.C. Title 25) to protect and preserve the shoreline resources of the County. As the first part of this process, the County developed comprehensive shoreline goals and policies to help guide the future use and development of the County's shorelines. To implement these goals and policies, shorelines were then designated as one of four "shoreline environments": Urban, Rural, Conservancy and Natural. Each shoreline environment allows a different mix of uses and development intensity to occur in order to maintain and, in some cases, enhance the character of the shoreline. Only the Urban Environment does not appear in the Enumclaw planning area.

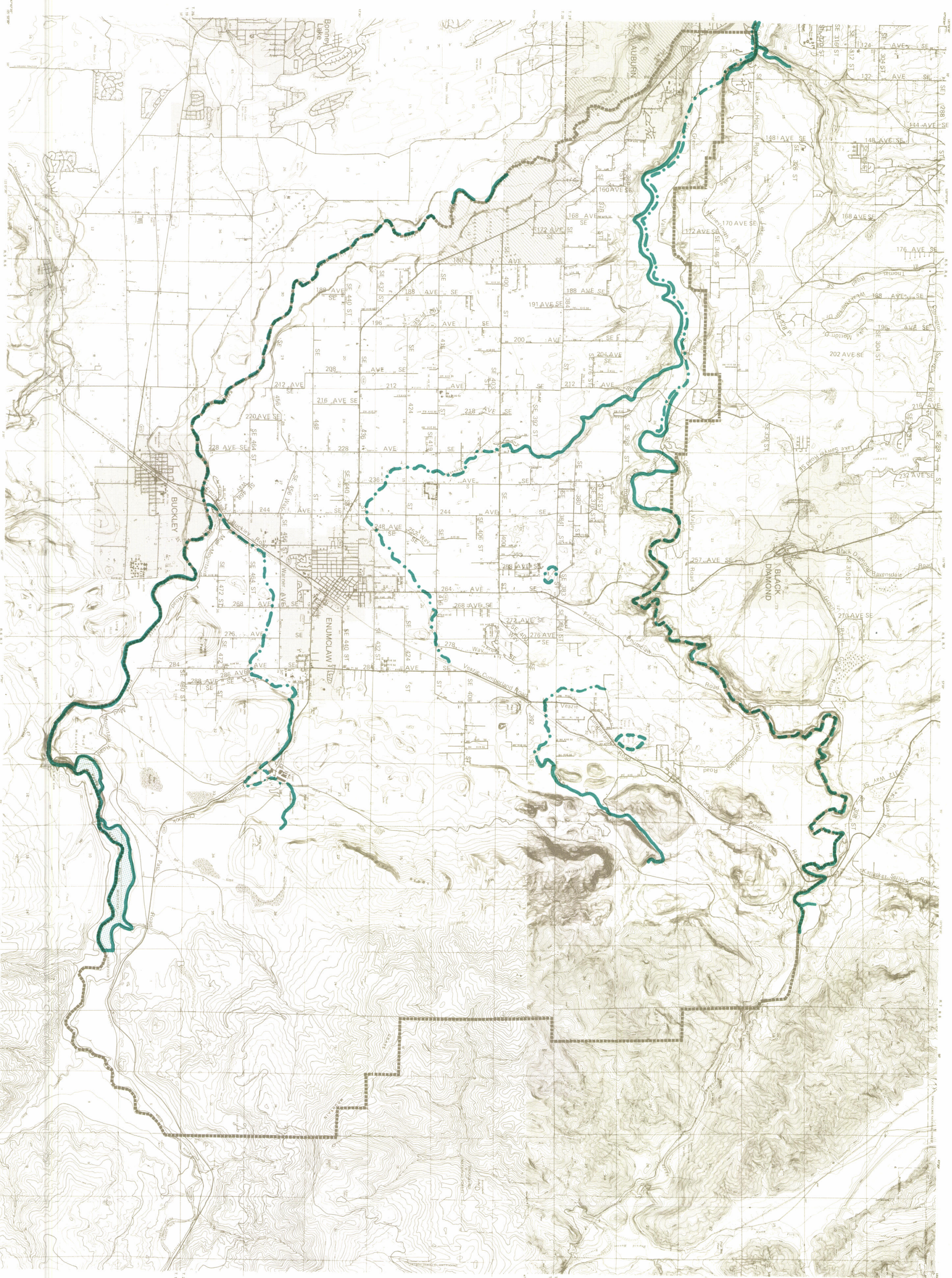
The King County Shorelines Management Master Program map (page 31) depicts the regulated shorelines of the Enumclaw planning area. These areas include the White River, the Green River, Coal Creek, Newaukum Creek, Boise Creek, Bass Lake and Deep Lake.

The Conservancy environment is designed to protect, conserve and manage existing natural resources and valuable historic and cultural sites. Portions of Coal, Newaukum and Boise Creeks and portions of the Green and White Rivers are designated Conservancy. Stretches of the Green and White Rivers, and portions of Newaukum, Coal and Boise Creeks are designated Rural Environment to restrict intensive development along undeveloped shoreline. The purpose of a Natural Environment designation is to preserve and restore existing natural resource systems that are relatively free of human influence. Portions of the Green and White Rivers and the shorelines of Bass and Deep Lakes are designated as Natural Environment.







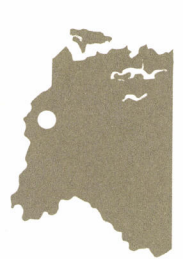


# KING COUNTY SHORELINES MANAGEMENT PROGRAM

- Conservancy Environment
- Rural Environment
- - - Natural Environment

Note: Refer to Kroll maps at Building and Land Development for official shoreline designations

Source: King County Shorelines Management Program



## Enumclaw Community Plan



King County Planning and  
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## Chapter 3: Parks, Recreation And Open Space

The Parks, Recreation and Open Space map (page 37) shows the location of public and private parks, recreation facilities and open space in the Enumclaw community planning area. Camping areas, retreat centers, golf courses, hiking and equestrian trails and the King County fairgrounds are among the private and public facilities. The area's accessible rivers and streams, large tracts of forest lands and agricultural activities draw visitors from throughout the region. Highway 410, a major access route to Mount Rainier National Park and Crystal Mountain, provides recreational benefits to an even wider market.

The Green River system is a rich and diverse recreational resource for both the planning area and the entire region. Recreational activities available on the Green River, include swimming, wading, rafting, canoeing, rowing, kayaking, bird-watching, hiking, picnicking, bicycling and nature-walking. The Green River is heavily fished for fall chinook and steelhead. Camping is available at Kanaskat-Palmer State Park and at the Department of Natural Resources (DNR) Green River Gorge campground. During 1987, there were 543,000 visitors to the developed areas of Flaming Geyser State Park, 135,000 visitors to undeveloped areas in Flaming Geyser, 140,000 visitors to Nolte State Park and 157,000 visitors to Palmer-Kanaskat State Park.

The scenic values, sounds and smells of rivers and their tributaries are the most vivid and often mentioned beneficial uses of the river environment and are available to all people. In the Upper Reaches of the Middle Green, from Kanaskat-Palmer State Park to Flaming Geyser State Park, state owned land is managed as the Green River State Conservation Area. The Conservation Area includes the Green River Gorge, a spectacular natural area featuring prehistoric petroglyphs and nesting grounds of ospreys and other raptors. The gorge remains enclosed and primitive in appearance, with few human intrusions.

The Green River Gorge is an extremely popular white-water recreation area which provides an excellent, highly challenging, expert whitewater boating run. River flow levels in the Green River are controlled by the U.S. Army Corps of Engineers which operates Howard Hansen Dam for flood control. Use of the river by white-water enthusiasts is substantial during periods of suitable releases from Howard Hanson Dam, which generally occur from January to May each year. The rest of the river offers opportunities for more leisurely float trips from below the Gorge to Elliott Bay. The river below Kent is slow enough to serve paddlers and floaters as a water trail.

## A. Parks

Ordinance 3813 adopted standards for major urban parks, neighborhood parks, community parks, regional parks and athletic facilities. These standards and guidelines were used to assess the adequacy of existing facilities in the planning area and to determine the need for additional facilities.<sup>7</sup> Using the adopted County standards for neighborhood and community facilities the assessment shows a surplus of all types of park acreage for the Enumclaw planning area based on both present and future population levels.

The KCCP provides a framework for park facility and service planning for King County. Consistent with designating the Enumclaw community planning area for agriculture, forestry and rural uses, and with the number of existing recreational opportunities, the County's strategy is to maintain or upgrade existing facilities and services to support anticipated growth in this rural area (KCCP policy F-104).

- EN 14      King County should give priority to the improvement and maintenance of its existing parks and recreational facilities in the Enumclaw planning area over the acquisition of similar new parks and recreational facilities.**

The County has purchased 200 acres along the Green River, known as the O'Grady property, to protect the unique wildlife habitat and resources of the site. The site includes a wetland and several streams. A management plan is being prepared which will balance the recreational use of this site with its ecological value.

- EN 15      King County should secure and manage the unique riparian, wetland and wildlife resources of O'Grady park as a regional facility.**

As noted earlier, the 1987 Interim Assessment of King County Park Needs showed that the Enumclaw area has a surplus of park facilities. The assessment states that future acquisitions in the rural and resource areas should focus on the protection of resource-based amenities for the enjoyment of the regional population.

- EN 16      New King County parks in the Enumclaw planning area should provide regional recreational activities for the enjoyment of the historic, cultural and natural environment.**

The King County fairground is a recreational and economic resource of regional importance. By virtue of its size and location, it can be a year-round asset to both King County and City of Enumclaw residents.

- EN 17      King County should seek ways to expand the use of the King County fairground facilities.**

## B. Open Space and Wildlife Habitat

KCCP policy E-201 defines open space as:

- a) Natural areas and natural features with outstanding scenic or recreational value;
- b) Lands that may provide access to creeks, lakes and Puget Sound;
- c) Lands that define, through their natural features, the boundaries of urban and rural communities, including parks, trails, rivers, wetlands and scenic corridors;
- d) Lands that visually or physically connect natural areas, or provide important linkages for recreation, and plant communities and wildlife habitat; and

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<sup>7</sup> 1987 Interim Assessment of King County Park Needs.

- e) Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming or picnic areas on a regional or community-sized scale."

King County adopted an Open Space Plan in 1988. The plan defines open space lands, sets acquisition priorities, surveys open space protection measures and includes a Concept Map that identifies areas with high open space values. The regionally important sites and corridors in the planning area which are designated in the King County Open Space Plan Concept Map are Pinnacle Peak, the White and Green River trails and wildlife corridors and the Buckley-Kanaskat Trail.

**EN 18      The regionally important open space sites and trail/wildlife corridors located in the Enumclaw planning area which are identified in the King County Open Space Plan should be protected from incompatible development using the protection measures identified in the Open Space Plan.**

The protection measures identified in the Open Space Plan include direct County acquisition, regulations, development incentives and other acquisition tools such as private land trusts, non-County governmental purchases and mitigation.

Scenic routes are important elements in the park, recreation and open space system in King County and the region. The County needs to work with Pierce County and the City of Enumclaw on the Buckley-Kanaskat trail linkages through or around the City limits to accommodate users of this multi-purpose, non-motorized trail. Trail coordination is an item that will be addressed by Interlocal Agreements.

**EN 19      King County should cooperate in the development of the Buckley-Kanaskat trail which crosses the boundaries of Pierce County and the City of Enumclaw and support construction of those segments within the County's jurisdiction.**

**EN 20      King County, together with other jurisdictions and public agencies, should seek trail and wildlife corridor links between elements of the open space system, including connecting the Green River trail to Flaming Geyser Park and linking the Buckley-Kanaskat trail with Pinnacle Peak.**

One tool to protect the fishery resources of Newaukum and other streams with fish hatcheries and rearing ponds is to designate the stream corridors as open space. Much of the frontage along Newaukum Creek is in small private ownerships, therefore a consolidated public corridor may not be feasible. However, conservation easements acquired from individual property owners may still be effective in protecting the streams' ecological value.

**EN 21      King County should evaluate the corridors of Newaukum Creek, and all streams with fish hatcheries and rearing ponds, for designation and protection as open space.**

In 1967, the Washington State Legislature adopted the Scenic and Recreational Highway Act (RCW 47.39) which recognized certain highways in Washington for their scenic and recreational value. While the act specifies that planning and design standards for scenic and recreation highways should be prepared by the Washington State Department of Transportation and the Parks and Recreation Commission, none have been established. State Highway 410, beginning at the City of Enumclaw's eastern boundary and continuing into the Cascades, is designated a scenic corridor. Outside the City of Enumclaw, the existing forest and other resource-based land uses should continue. No other commercial or industrial uses should be allowed within the immediate viewshed of the road. In addition, SR 410 is subject to the 1971 Highway Advertising Control Act-Scenic Vistas Act which was adopted to control signs adjacent to state highways.



- EN 22      King County should work with landowners on either side of SR 410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor.**

This area is within the Forest Production District. King County will work with landowners to reduce the aesthetic impact of forest practices.

The Green River has been nominated a scenic river of the State, under the Scenic Rivers Act (Chapter 79.72 RCW). The segment of the Green River nominated for scenic status runs from Kanaskat-Palmer State Park to the City of Kent. Once approved as a scenic river, the Washington Scenic Rivers Program will coordinate state and local government management activities in publicly owned lands along the river and encourage voluntary protection by private citizens on private lands.

- EN 23      King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area.**

The planning area provides much needed wildlife habitat. Shorebirds and migratory waterfowl have been displaced from traditional feeding grounds in lowland valleys close to Puget Sound and can be found in riparian and agricultural areas. Ospreys and eagles have been sighted at O'Grady Park. Many other raptors soar over the farmlands or catch the updrafts at the edge of the Cascade foothills. The Veazie Valley is a Great Blue Heron feeding area. Organized birding tours provide opportunities to observe the many bird species within reasonable commuting distances of urban areas. The White River elk herd, although a nuisance to farmers, is a tourist attraction; its numbers are regulated by controlled hunts. Food, protection, denning and nesting sites are located in private woodlots and commercial forests. The County's native growth protection easements along wetlands, steep slopes and streams also provide habitat. In addition to game species, the planning area has bears, cougars, beavers and countless small birds, reptiles and mammals. River corridors and the lower elevations in the eastern portion of the planning area provide year-round food sources and protective habitat.

- EN 24      King County should work with wildlife biologists and organizations and state and federal agencies to inventory wildlife populations and habitats to ensure adequate protection for perpetuation of wildlife populations.**

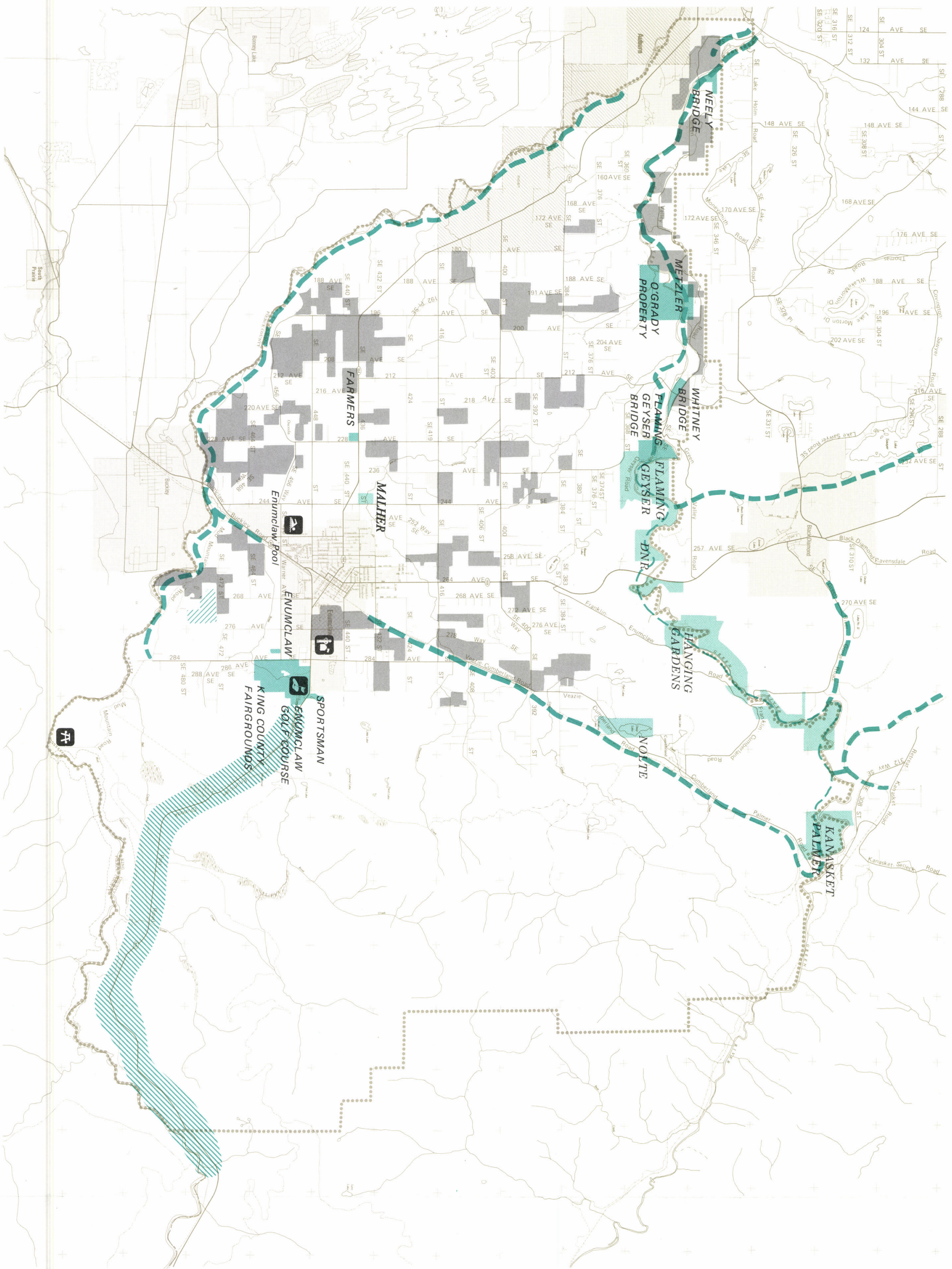
The Enumclaw planning area has large tracts of undeveloped forest and wetland habitat that support abundant and diverse wildlife populations. These areas are major contributors to the rural character of the planning area. During the development and environmental review process, special attention needs to be given to the impacts of specific development proposals on the animal and plant communities of the planning area. Special development conditions such as clustering development on less sensitive portions of the site can be used where appropriate to protect wildlife communities without necessarily reducing density.

- EN 25      Unique or significant wildlife habitat should be identified and preserved. Development proposals should identify unique and significant wildlife habitat areas on or nearby the site and ensure that buildings, roads and other features locate on the least sensitive portions of the habitat. These considerations may result in a reduction of density from that otherwise allowed by zoning.**

The Horse Trail Map on page 41 indicates horse riding trails which have been established in the eastern part of the planning area. During review of the plan by the King County Council, the following policy was added to ensure that these trails remain available.

- EN 26      When the development of properties occurs in the Enumclaw planning area, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables and recreation areas.**





# EXISTING PARKS, OPEN SPACE AND RECREATION FACILITIES

- State Park
- County Park
- Land in King County  
Agricultural Preservation Program
- Proposed King County Trails
- Proposed State Trails
- Potential King County Park
- Potential King County  
Scenic Highway
- Ranger Station
- Rest or Picnic Area
- Public Golf Course
- Swimming Pool

Source: King County Parks and Resources Division.



## Enumclaw Community Plan

King County Planning and  
Community Development Division







An areawide P-suffix condition requiring trail right-of-way dedication as a condition of subdivision and building permit approval is applied to properties where existing trails have historically been used by the public.

The removal of vegetation and/or the clearing of land may cause erosion, slides and slumps, siltation of streams and loss of wildlife habitat. The County seeks to limit premature site clearing until studies and site visits are conducted during the development review process, which identify sensitive features on the site needing protection. This policy is consistent with RCW 76.09 which requires an approved Class IV General Forest Practice Application before conversion of timberland to other uses. Conversion applications must be approved by King County before logging may begin. County approval of a conversion application is tied to review of development permit applications. If the applicant harvests prior to County approval, the County is authorized by state law to place a six-year development moratorium on the affected property.

**EN 27      In forested areas identified for conversion out of forest management, King County should not permit vegetation removal under a forest practices application until stream corridors, wetland buffers, slope setbacks and other environmentally sensitive areas are mapped and protected and applicable clearing standards are met.**

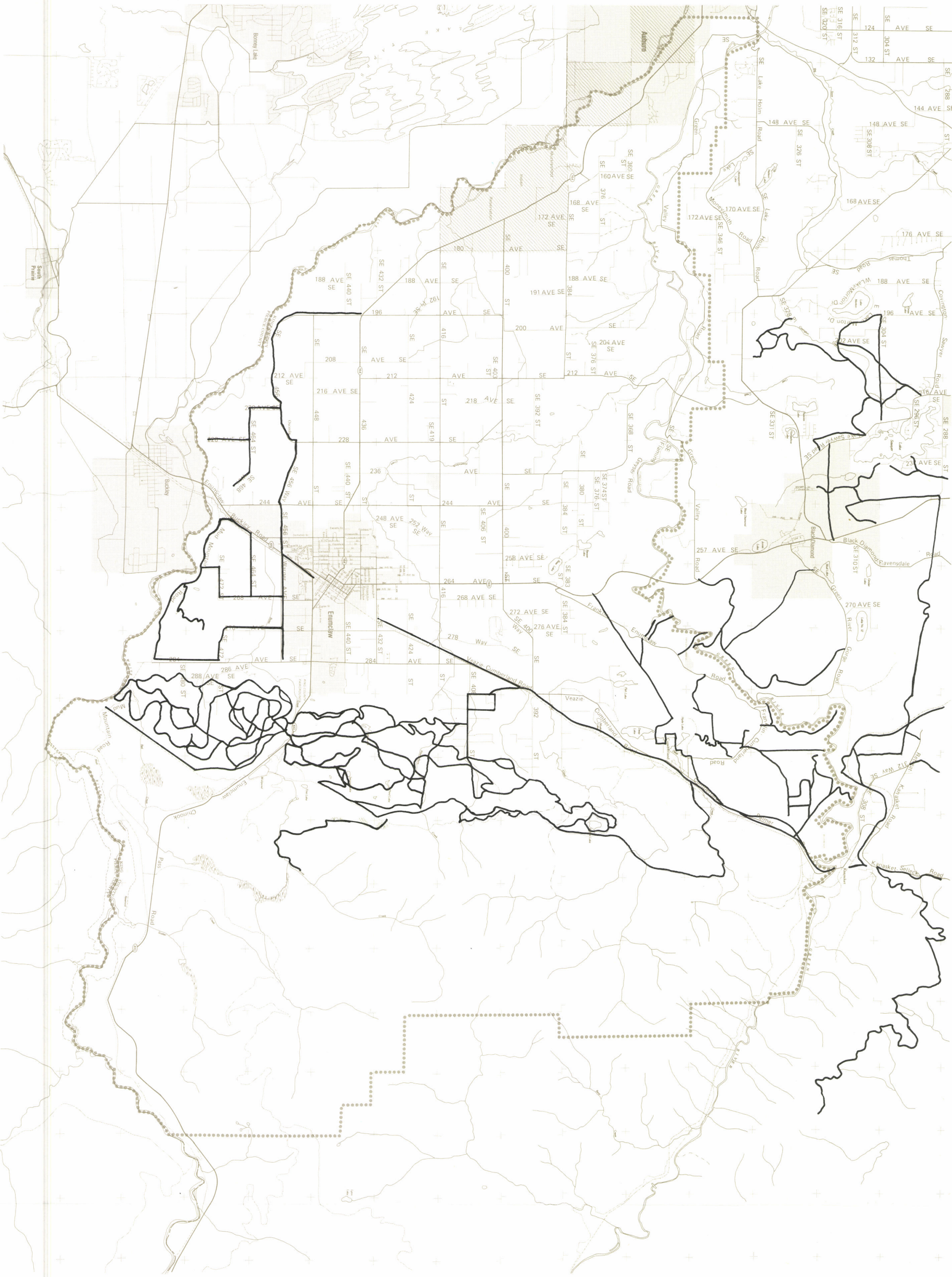
## **C. Implementation Measures**

1. Education programs are needed which inform lake and stream side residents about the effects of vegetation removal, fertilizers, pesticides, pet and animal wastes, automobile use, motorboat pollutants and faulty septic systems. This should be a joint effort between King County, METRO, State and local agencies.
2. King County should submit an application to the Department of Ecology to establish a County Ground Water Management Study Area for the Enumclaw planning area.
3. King County should continue to provide funding to the Soil Conservation District and the Washington State University Extension Service to support technical assistance and educational outreach to small farmers to ensure Best Management Practices (BMP's) are used on small noncommercial farms.
4. King County should support legislation designating the Green River as a scenic river.
5. King County should establish a cooperative effort between itself, the Enumclaw area drainage districts and the City of Enumclaw to review the impact of man-made channels/ditches have on water quality and establish measures for the protection of Boise and Newaukum Creeks and other streams.
6. King County should initiate a study of the White River to determine the 100-year flood elevations and/or floodway channel locations.





HORSE TRAILS



# Enumclaw

Community Plan

King County Planning and  
Community Development Division



1/2 0 1 2 Miles





## Chapter 4: Residential Development

This chapter establishes policies for residential development in the unincorporated parts of the Enumclaw planning area. These policies are consistent with the KCCP and based on an analysis of existing land uses, environmental constraints, development patterns and community information.

The KCCP has five land use designations for unincorporated areas: Urban, Transitional, Rural, Resource Lands and Open Space. The Enumclaw community planning area is designated primarily as Resource Lands, recognizing its farming and forestry activities. There is also a large Rural Area designation around the City of Enumclaw which provides the opportunity to raise crops and animals, engage in home occupations and live in an area with abundant open space. Rural lands are also used as buffers between the Resource Lands and the more intense uses found in the Rural Activity Center of Enumclaw.

County regulations and policies which relate to the development of this chapter include:

- 1987 King County Affordable Housing Policy Plan;

- 1985 King County Comprehensive Plan;
  - Plan Concept Chapter
  - Planning and Implementation Chapter
  - Residential Development Chapter

- King County Zoning Code Chapter 21.21, A-R Classification; and

- King County Code Title 19, Subdivision.

As of 1989, there were about 4,000 housing units in the unincorporated part of the Enumclaw planning area and 2,800 in the City of Enumclaw. In 1988, the Puget Sound Council of Governments projected that an additional 5,300 people would reside in the Enumclaw planning area by the year 2000. About 2,500 new housing units would be needed to accommodate this increase. The policies of the Enumclaw Community Plan for rural residential areas and expansion of the City of Enumclaw can easily provide for this growth, since they allow for a build-out capacity of over 3,400 new housing units in the unincorporated portion of the planning area and over 11,000 housing units in the City of Enumclaw and its expansion areas.

New residential development in the rural residential area will be limited to densities of one dwelling unit per 2.5, 5 or 10 acres. These low residential densities help maintain the rural character of the planning area; allow the continuation of small-scale farming and forestry land uses; buffer Resource Production Districts from adjacent, more intense land uses in the Rural Activity Center and can be supported by rural service levels. The City of Enumclaw and its expansion areas can provide a variety of housing types at a density of



4-8 dwelling units per acre or more, including both single family and multifamily development, when City services are available.

## **A. Development In Rural Residential Areas**

KCCP policies R-215 and R-216 set the range for rural residential densities. One house per 5 acres is the expected normal rural density. One house per 2.5 acres is permitted where existing lot sizes are already smaller than 5 acres, soil conditions will allow use of on-site sewage disposal without long-term damage to ground and surface waters and a public water supply is available. One house per 10 acres is permitted in Rural Areas with significant environmental constraints (e.g. steep slopes or wetlands) and as buffers for the Agricultural and Forest Production Districts where existing lot sizes are 10 acres or larger. Lot size averaging and clustering may be used at the allowed density, provided smaller lots can be supported by on-site sewage disposal and other rural services (KCCP policy R-306).

Rural Areas also are intended to support resource-based economic uses normally not considered compatible with urban single family residential development, such as cottage industries which can be supported by a rural level of public services (KCCP policies R-220 and R-221).

The following policies give location criteria for the range of rural densities. Exact boundaries between different densities are determined through the Area Zoning, which implements the Enumclaw Community Plan by applying the AR-2.5, AR-5 and AR-10 zone classifications (KCC Chapter 21.21A). Generally, these criteria were applied to areas of 160 acres in size (quarter-sections). Natural and built features such as streams, roads and property lines also were used to establish boundaries between the classifications.

- EN 28**      **Residential development in designated Rural Areas in the Enumclaw planning area normally should occur at one house per 5 acres, when parcel size permits and the land is physically suitable.**
- EN 29**      **A residential density of one house per 10 acres should be applied to rural areas where the predominant lot size is 10 acres or larger and where at least one of the following circumstances applies:**
- a.      The lands are adjacent to a designated Agricultural Production District, Forest Production District or legally approved long-term mineral resource extraction site;**
  - b.      The lands include significant areas of 40 percent steep slopes, severe landslide hazards, number 1 and 2 wetlands or other severe development constraints; or**
  - c.      The lands are within the identified 100-year flood plain of the Green or White Rivers or other streams in the Enumclaw planning area.**
- EN 30**      **A residential density of one house per 2.5 acres should be applied to rural areas where the existing lot size pattern is predominantly smaller than 5 acres, public water supply is available to serve the area, the lands are predominantly free of environmentally sensitive areas and where at least one of the following circumstances applies:**
- a.      Soils on the lands are predominantly those rated by the U.S. Soil Conservation Service as having "none to slight" or "slight to moderate" limitations for septic tank drainfields; or**

- b. The lands are within the agreed-on expansion area for the City of Enumclaw and therefore eventually may be served by a public sewer system.

## **B. Development in the City of Enumclaw Expansion Area**

The following policies which guide development in the expansion areas for the City of Enumclaw will be implemented with the GR-5 or GR-2.5 zone classifications (K.C.C. Chapters 21.21 and 21.25). These zones require subdivisions to set aside substantial land for either future resubdivision or, at the County's option, permanent open space. The latter option would be used for subdivisions at the outer edges of the designated expansion area; properties where this option will be required are shown with a P-suffix in the Area Zoning.

**EN 31** Residential densities of either one house per 5 acres or one per 2.5 acres, consistent with KCCP policies R-215 and R-216 and the policies of this chapter, should be applied to lands within the expansion area for the City of Enumclaw. Clustering of homes should be encouraged. The resulting undeveloped tracts should be reserved for future redevelopment consistent with KCCP policy R-219, City of Enumclaw plans and policies and for permanent buffers for adjacent Rural Areas, Resource Production Districts, the Enumclaw Airport and environmentally sensitive areas.

**EN 32** The City of Enumclaw should be notified and consulted on all development within the City's expansion area while such area remains unincorporated and within an additional surrounding defined impact area.

King County and the City of Enumclaw will adopt an interlocal agreement to address issues of mutual concern in the planning area. These may include procedures for notifying each other of development applications, specifying which jurisdiction's development standards are appropriate in areas which the city may annex and mitigating public service and other development activities which have impacts across municipal boundaries.

## **C. Development In Resource Production Districts**

Conflict can occur between residential uses and commercial farming and forestry uses. Problems of domestic pets harassing livestock, public trespass and damage to crops and fences can occur when farms are adjacent to residential areas. Residents make nuisance complaints about farm odors, spraying and noise. In commercial forests, accepted land uses and forest practices such as spraying, clearcutting and log truck traffic are appropriate but can generate conflicts with adjacent residential land uses. The intent of the King County Comprehensive Plan and the Enumclaw Community Plan is to reduce the potential for conflict by limiting residential densities in and adjacent to Resource Production Districts. The Enumclaw Community Plan also encourages maximum distance between residential and commercial-scale agricultural and forestry uses.

**EN 33** The preferred and primary land uses within Resource Production Districts should be commercial farming or forestry or activities directly supporting those industries. Individual residences are appropriate for owners, resource managers or workers on parcels of land large enough to sustain commercial farming or forestry. The Weyerhaeuser White River Mill is recognized as a previously established legal use in the Forest Production District, and should be given an appropriate industrial zone that allows upgrading and reasonable expansion of the plant.



Policy EN 33 is implemented by applying the F (Forest Resource) zone (K.C.C. Chapter 21.37) to designated Forest Production Districts, or the A-10 or A-35 (Agriculture) zone (K.C.C. 21.23) to designated Agricultural Production Districts. Smaller lots which were legally created prior to application of these zones remain legal residential building sites, provided they can meet current standards for roads, water and sanitation. The Weyerhaeuser White River Mill facility has been recognized with M-H zoning and P-suffix conditions which limit the uses to those related to primary and secondary processing of forest products.

## **D. Lot Clustering**

Comprehensive Plan policy R-306, the GR zone and the AR zone allow lot clustering. Using this technique, individual lot sizes may be reduced by grouping lots and leaving large undeveloped permanent open spaces called "rural open tracts."

**EN 34      Lot clustering in Rural Areas or the Enumclaw expansion area may be used when site conditions permit and should be used when new residential developments abut Resource Production District boundaries, the Enumclaw airport or where an open space tract will help preserve a desirable open space or environmentally sensitive feature.**

The average density of a clustered development cannot exceed that allowed by the zone (GR-2.5, GR-5, AR-2.5, AR-5, AR-10) in which the property is located. All building lots must be able to meet Seattle/King County Health Department requirements for septic systems or be served by an approved community waste water disposal system. A public water supply must be available for any lot of less than 5 acres and be approved by the Seattle/King County Health Department.

## **Chapter 5: Interlocal Cooperation, The City Of Enumclaw And Rural Neighborhood Centers**

This chapter discusses the City of Enumclaw and the planning area's neighborhood business areas and establishes a future expansion area for the City of Enumclaw.

The following ordinances and regulations govern or guide this chapter:

1985 King County Comprehensive Plan, Chapters 2, 3, 6 and 18;

1987 King County Affordable Housing Policy Plan;

King County Proposed Economic Development Plan; and

King County Zoning Code.

The KCCP identifies one Rural Activity Center (RAC) in the Enumclaw community planning area: the City of Enumclaw. The KCCP defines RAC's as cities within the Rural Areas of King County where commercial/industrial development and higher density housing will locate. The KCCP directs the community plan to establish realistic areas for expansion of the towns through annexation and to ensure provision of the necessary services. This chapter will: (1) review community plan goals for RAC's; (2) provide general policies for expansion areas; (3) establish criteria for which lands are appropriate for expansion areas; and (4) define how annexation of the expansion areas will occur.

The Enumclaw community planning area includes or abuts the jurisdictions of four general purpose local governments. These are: the City of Enumclaw; the City of Auburn; Pierce County; and the Muckleshoot Indian Tribe. While the focus of this chapter is on the role of Enumclaw as the planning area's only Rural Activity Center, the chapter also highlights these other jurisdictions and illustrates their roles in the planning area.

Auburn is designated an Urban Activity Center by the KCCP. Auburn serves as the economic focus and service center for the western portion of the plateau and as the place of employment for a number of plateau residents. The City of Auburn adopted a new Comprehensive Plan on August 18, 1986, which endorses its King County Comprehensive Plan designation as an Urban Activity Center. Auburn's Comprehensive Plan is generally compatible with the King County Comprehensive Plan's policy designations applicable to the Enumclaw planning area. Auburn's plan calls for support of King County's



Farmlands Preservation Program and the withholding of city public sewer extensions (policies 2.2.2 and 2.2.4). The plan also calls for Auburn to seek interlocal agreements with King and Pierce Counties which assure compatible development and identify logical future annexation areas and areas within which joint land use plans will be prepared.

Pierce County adopted the text of its new Comprehensive Plan in January, 1986. A new zoning code was also adopted in 1986 to implement the plan. A referendum, however, led to the plan's repeal in November, 1986. The repealed Comprehensive Plan had designated most of the Tapps/Clearwater subarea bordering the Enumclaw planning area as "Rural". In February, 1987, the Pierce County Council readopted the Comprehensive Plan and Zoning Code, but delayed the effective date indefinitely pending the outcome of more detailed subarea studies. In the meantime, the current designation "General Use Zone" applies to the Tapps/Clearwater subarea. This designation allows development at up to two dwellings per acre, which is not consistent with the King County Comprehensive Plan's definition of rural.

The Muckleshoot Indian Tribe is one of several federally recognized Indian tribes within King County. The Muckleshoot Indian Reservation was established by Article VI of the Medicine Creek Treaty of 1854 and enlarged by Presidential Executive Order in 1874. The reservation straddles King and Pierce Counties along the White River on the western edge of the planning area and borders the City of Auburn and the unincorporated area of King County. The Muckleshoot Indian Tribal Council adopted a Comprehensive Reservation Zoning Ordinance in 1981 which includes text, map and comprehensive planning goals, objectives and findings. The Muckleshoot Indian Tribe is presently updating its planning data base and updating the Muckleshoot Indian Reservation Comprehensive Plan prepared in 1974.

The Muckleshoot Zoning Ordinance characterizes the reservation as a "rural environment" with agriculture, forestry and gravel extraction as primary land uses. The ordinance concludes that these uses should be protected from recent development pressure and displacement by "poorly planned collections of mobile home parks, roadside businesses, apartment buildings, and other uses" including environmentally damaging gravel operations. The reservation also includes environmentally sensitive areas subject to flooding and landslide hazards. Through the ordinance, the Muckleshoot Tribal Council adopted a goal "to protect and reinforce traditional tribal lifestyles and culture by protecting the rural environment of the reservation, its fishery and other natural resources."

The purpose, goals and objectives of the Muckleshoot Zoning Ordinance are consistent with the 1985 King County Comprehensive Plan's land use policies and map designations for the area. The reservation is shown on the Comprehensive Plan Map and the Adopted Land Use Plan Map in the same color as an incorporated city, to recognize it as a separate jurisdiction.

King County intends to pursue interlocal agreements with Auburn, Enumclaw and the Muckleshoot Tribe to implement the goals of the community plan and provide for continued coordination of land use activities.

## **A. Enumclaw Community Plan Goals For Rural Activity Centers**

The KCCP provides policies to guide the growth and development of Rural Activity Centers throughout King County. This community plan builds on the KCCP by providing more specific policies for the Enumclaw Rural Activity Center.

Enumclaw's economy was built upon two resource industries: farming and forestry. The large forested area in the eastern part of the Enumclaw planning area supported several lumber and shingle mills and the early settlers on the plateau invested in dairying and crops. Other businesses in the area grew to meet the needs of the local population and the resource industries.

Farming and forestry are still an important part of the local economy, but the economy has diversified to include manufacturing and tourism/recreation businesses not directly tied to farming and forestry. In addition, a portion of the local work force commutes to jobs in the greater Seattle-Tacoma metropolitan area. Residents who work outside the local area contribute to the local economy through purchase of goods and services from local businesses and through property taxes which support local schools and government services.

Analysis of labor force data from the 1980 U.S. Census indicates that there were enough jobs in the Enumclaw area to employ slightly over half of the local workforce. The local employment level was 3,937 and the labor force, including those employed and those seeking work, was 6,355 persons. Journey-to-work data, also from the Census, indicated that about one-third of the local work force left the plateau to work in Seattle, Tacoma or the Green River Valley cities. The rest worked elsewhere in King County, including the Enumclaw area. Employment in 1980 was fairly evenly divided between the job categories of Manufacturing, Retail, Services and Government/Education.

Recognizing the important role the City of Enumclaw plays on the plateau, the following goals give direction for community plan policies and implementation (e.g., interlocal agreements) which respond to the unique character and needs of the planning area.

- o Promote the City of Enumclaw's cultural, historic and economic vitality.
- o Encourage efficient urban service delivery for urban densities in the City without environmental degradation.
- o Keep rural service levels appropriate for rural densities outside the City's boundaries.
- o Provide a continuing economic base for the City by assuring adequate land for commercial and industrial uses.
- o Provide for adequate affordable housing to accommodate population growth in the City.
- o Ensure that the expansion of the City will not increase conversion pressure on nearby Rural Areas and Resource Lands.
- o Provide processes for the City and County to address issues of mutual interest such as bordering land uses, regional facilities, trails and appropriate development standards for lands within a designated City expansion area.

While the community plan cannot directly influence land uses within the City of Enumclaw, it describes City and County roles and responsibilities in the expansion areas.

## **B. Criteria For Identifying Enumclaw's Expansion Areas**

The following criteria were used to determine which lands were appropriate for designation as expansion areas for the City of Enumclaw.

1. The expansion area should be able to sustain new higher residential densities and commercial/industrial uses: (e.g., the land should be out of the flood plain, not in a Resource Production District, and predominantly free of sensitive features such as landslide areas, erosion hazards, wetlands and steep slopes).
2. The land should be adjacent to the existing City boundaries, have a topographic orientation facilitating sewer and water service and have no major physical barriers to providing urban-level public services at a reasonable cost.



3. The land should be able to be served by transportation facilities for efficient movement of people and goods to and from the existing City, the expansion area and outside areas.
4. The land should be suitable for development with minimal adverse impacts on nearby Resource Lands or Rural Areas.

The Adopted Land Use Plan Map shows the lands designated as expansion areas by the City of Enumclaw and King County. The City of Auburn has a policy of not annexing any additional territory on the Enumclaw Plateau, although it provides urban services to some developments in the unincorporated part of the planning area.

## **C. Expansion Areas Policies**

The KCCP directs community plans to define expansion areas for Rural Activity Centers. The following policies define expansion areas and list the land uses which King County and the City of Enumclaw consider appropriate in the Enumclaw planning area.

**EN 35      Designated expansion areas for the City of Enumclaw should be sufficiently free of environmental constraints to be able to support more intensive Rural Activity Center densities, transportation and public facilities and commercial/industrial uses consistent with the needs of the City of Enumclaw. Any environmentally sensitive areas which are annexed must be protected by regulations at least as strict as those adopted by King County.**

The KCCP states that higher density residential and commercial/industrial uses are appropriate within RAC's. Environmentally sensitive areas cannot support the more intense uses found in RAC's.

The expansion area identified on the Land Use Plan Map for the City of Enumclaw is approximately 1,011 acres in size with approximately 650 acres vacant or underused. Within the City limits there are approximately 750 acres of vacant land (630 acres based on the 1986 Enumclaw Community Plan Profile data and a 1988 annexation of 120 acres). As of the end of 1988, the City of Enumclaw's total territory was about 2,000 acres, including developed and vacant land.

The City's Comprehensive Plan was prepared in 1969 and updated in 1980. The 1980 revisions made minor changes for areas outside the City limits. Major changes were made inside the City limits such as an increase in the size of single family lots, changes to the minimum lot size for multifamily development and a reduction in the area designated for highway commercial development.

The City has been waiting for the County to complete the community planning process before updating both its Comprehensive Plan and Water Comprehensive Plan. Updating the City's Comprehensive Plan will permit the plan to reflect the prominent role the KCCP assigns to Rural Activity Centers as the focus for economic development in Rural Areas. The update will also help Enumclaw plan for public services which will be needed as the City grows in both population and territory.

**EN 36      To ensure that the City of Enumclaw has the infrastructure and regulatory capacity to provide adequate service levels and environmental protection to major annexations the expansion area is divided into two areas. The City may accept annexation proposals immediately from Expansion Area One. King County will support annexations in Expansion Area Two when the City has:**

- a. **Adopted and implemented a Sensitive Areas Ordinance equivalent to King County's;**

- b. **Implemented an updated storm drainage plan;**
- c. **Adopted a new zone to buffer City development from areas designated rural or resource on the KCCP map and the community plan map;**
- d. **Adopted an updated comprehensive plan for the City; and**
- e. **Concluded an interlocal agreement with King County which includes the elements identified in policy EN 40 of this plan.**

This policy allows the orderly transition of rural lands designated for expansion to higher intensity use as part of the City of Enumclaw. The map on page 53 identifies the two expansion areas. Within Expansion Area One, annexations may proceed at any time based on property owner interest and city willingness to annex land.

Annexations in Expansion Area Two may occur when the five tasks specified in Policy EN 36 have been adopted and are in effect. Implementation of the City's storm water management plan includes the collection of data on water quality problems caused by storm water run-off, adoption of development standards to measure water quality and quantity, amendment of the existing storm water plan to include the City's expansion area, the identification of additional storm water improvements needed in the expansion area and preparation of a maintenance plan for existing and future storm water facilities. The plan should have water quality protection measures equivalent to those required by the King County Surface Water Drainage Manual. The zone to buffer City development from areas designated for rural or resource uses will be a single family zone which clusters the more intense urban development away from the rural or resource uses.

The expansion areas shown on the Land Use Plan Map provide for long-term growth by the City and aid land use, public facility and social service planning efforts. The expansion area designation shows area residents, developers and other decision makers that the County and the City of Enumclaw consider these areas appropriate for eventual annexation. Areas outside the expansion area are considered permanently Rural Area or Resource Lands and are not appropriate for annexation.

**EN 37      King County considers lands within expansion areas appropriate for annexation to the City of Enumclaw and will support annexation of these lands if the annexation requests meet the criteria specified in this plan. King County will oppose annexation of lands outside the expansion areas except for municipal purposes.**

**EN 38      The designated expansion areas represent the long-term boundaries of the Rural Activity Center of the City of Enumclaw. Lands outside of the expansion area should be considered permanently Rural and not appropriate for annexation.**

Rural residential densities will be applied to preserve the land in the expansion area for urban development.

**EN 39      The primary land use of expansion areas should be residential at rural densities until annexed. Clustering should be encouraged in subdivisions to facilitate redevelopment at higher densities when City services are available.**

## **D. Expansion Areas: Annexation Process**

In 1967, the State Legislature established Boundary Review Boards (BRB's) as independent review agencies at the county level to oversee municipal and special purpose district boundary changes (RCW 36.93). Generally, annexation petitions, called "Notices of Intent" (to annex), are initiated by citizens or property

owners in the area and/or by a municipality. These notices are forwarded to the BRB, which then requests County and other agency comment. Any affected jurisdiction, such as the King County Executive or Council, can ask the BRB to invoke jurisdiction. When the BRB invokes jurisdiction, a public hearing is held and the BRB can approve, disapprove or modify the proposal before it. With specific expansion areas designated in the community plan, the parties can identify issues early and work towards a mutually satisfactory resolution before annexation requests are brought to the BRB.

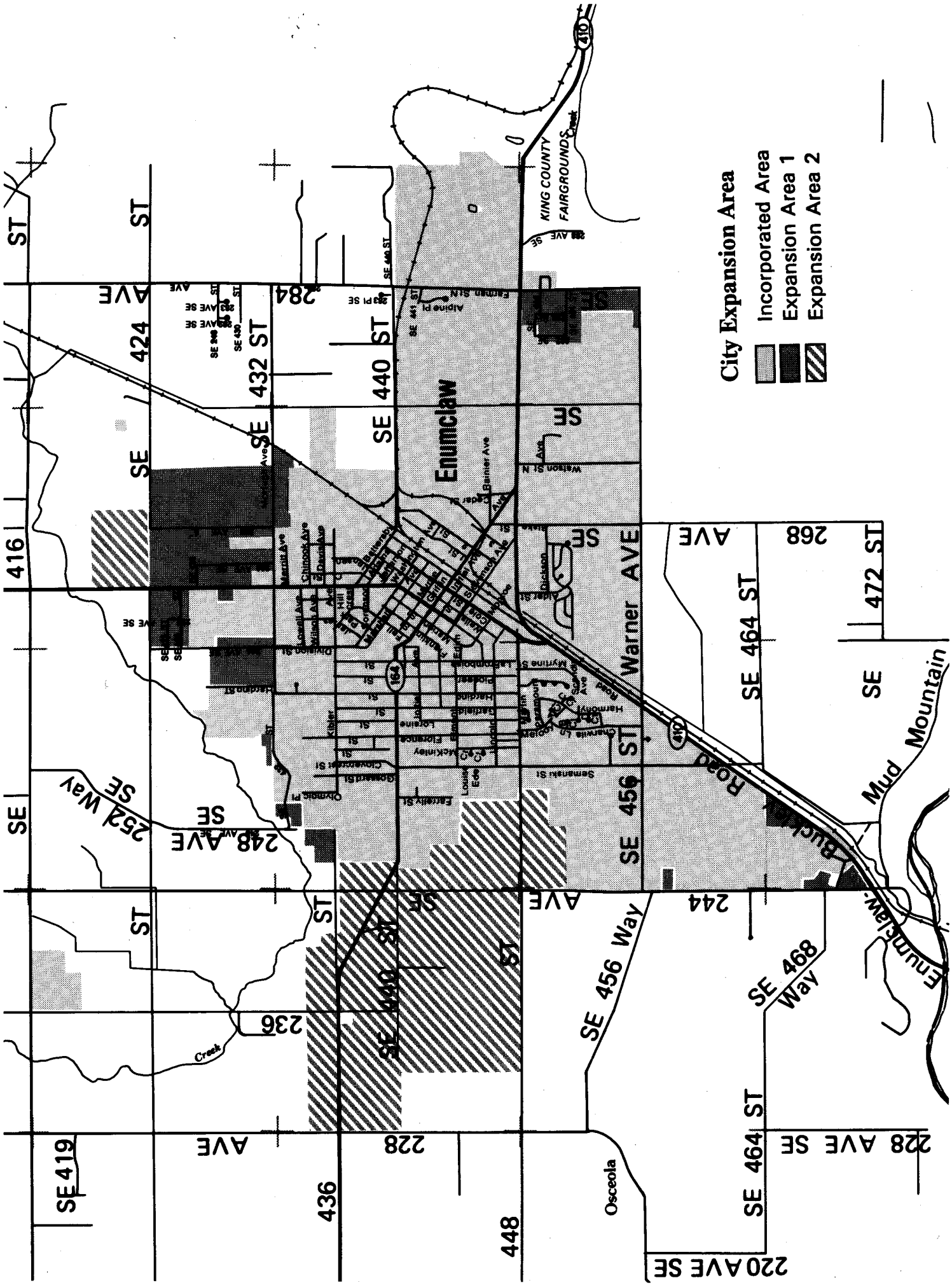
Municipal officials, residents of the area and the BRB will determine when, where and how annexation will occur within lands designated as expansion areas. County interests in expansion areas are defined by this community plan. These issues should be resolved by an agreement with the City of Enumclaw prior to annexation.

**EN 40      King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:**

- a.      Commitment from the City to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.**
- b.      Commitment from the City to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.**
- c.      Commitment from the City that the extension of public services to meet the needs of future residents will maintain service levels to existing City residents.**
- d.      Commitment that the City will continue environmental protection for sensitive areas (including but not limited to flood plains, steep slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.**
- e.      Commitment from the City to use measures to buffer or protect abutting forest or agriculture resource lands.**
- f.      Commitment that the City will provide protection of historic sites and areas equal to the County's Historic Preservation Ordinance.**
- g.      Commitment by King County to consult with the City on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.**
- h.      Commitment by King County to notify the City of development proposals in the expansion area and to consult with the City to condition development approvals to mitigate adverse impacts on city services and to implement City plans, policies and standards.**
- i.      Commitment by King County to notify the City of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the City where applicable to condition development approvals to mitigate adverse impacts on City services.**
- j.      Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation.**

Interlocal agreements are a preferred method of assuring that the County can meet its responsibility to landowners and residents currently within its jurisdiction. Other methods can also be used, such as pre-annexation zoning agreements, establishment of special service districts, adoption of new ordinances or modification of existing regulations by the City of Enumclaw to implement the intent of this policy.





- City Expansion Area**
- Incorporated Area
  - Expansion Area 1
  - Expansion Area 2



## **E. Rural Neighborhood Centers**

The KCCP defines Rural Neighborhood Centers (RNC's) as small shopping areas offering limited goods and services to rural residents. The planning area contains a wide range of commercial uses, including legal conforming, legal nonconforming, illegal nonconforming, home occupations and conditional use permits. Typical uses include feed and tack stores, sale of small animals, grocery stores, gas stations and restaurants. The wide range and distribution of these commercial uses have contributed to the character of the planning area. Some commercial and industrial uses related to agriculture and forestry are permitted outright in the resource zones.

King County recognizes the following six Rural Neighborhood Centers with small scale commercial zoning. All existing legally established commercial uses at these centers are included in the RNC's. The uses and activities within these RNC's will be in keeping with the rural character and scale of the planning area while allowing businesses the flexibility they need to serve the local population.

- EN 41**      **Cumberland, Krain Corner, the intersection of 228th SE and Hwy 164 (the Auction Barn), Boise, the intersection of 236th Avenue S.E. and Highway 164 and the intersection of S.E. 416th and Highway 169 are designated Rural Neighborhood Centers by the Enumclaw Community Plan.**

New or expanded RNC's are not encouraged by the KCCP. KCCP Policy CI-601 states that RNC's should remain about their existing size. Policies CI-602 and CI-603 address mixed use development and development improvements. Larger-scale commercial development would conflict with the rural nature of the community, detract from development within the City of Enumclaw and would conflict with KCCP goals directing commercial development to the RAC's. In addition, lack of adequate public services and facilities for larger scale development could create problems for fire protection, water, sanitation and transportation.

- EN 42**      **New development in Rural Neighborhood Centers should be limited to their existing size while allowing flexibility of uses for future market changes. No new commercial development shall be approved outside the existing Rural Neighborhood Centers or the City of Enumclaw.**

The Country Animal Hospital and the site of the burned-out Wishbone Tavern, straddling 244th Avenue S.E. at S.E. 440th Street, is a different situation from the designated Rural Neighborhood Centers. First, the animal hospital was established under General (G) rather than commercial zoning; second, the tavern, on a commercially zoned site (B-C), has been abandoned for a number of years; third, the properties are within the City of Enumclaw's designated expansion area and therefore potentially may someday have urban services. Given these circumstances, re-establishment or expansion of commercial zoning and uses on these properties may be appropriate in the future if consistent with the City of Enumclaw's land use policies.

- EN 43**      **The sites of the Wishbone Tavern and the Country Animal Hospital, at the intersection of 244th Ave. S.E. and S.E. 440th St., may be considered for new or expanded commercial uses through a rezone, as part of an expansion of the Rural Activity Center of Enumclaw, if consistent with the City of Enumclaw's comprehensive land use plan for the area, and if needed public services are available.**

## **F. Economic Development**

Economic development contributes to the vitality and quality of life in the planning area. The economic relationship between the City and the unincorporated area is mutually dependent and beneficial. Rural



residents rely on and support city businesses. The King County Comprehensive Plan directs that Rural Activity Centers be the focus of commercial and industrial development (PC-117) in order to reinforce the role of the RAC as a rural center providing employment, shopping, services and housing opportunities.

Natural resource-based uses which do not diminish the important farm or forest land base are the only commercial and industrial uses which should locate outside the RAC. These uses include cottage industries, home occupations, mineral extraction, forestry, agriculture and forest or farmland based commercial recreation such as camping and public stables.

**EN 44      The City of Enumclaw should be the focus of new economic development in the planning area. Only natural resource-based economic uses should locate outside the City of Enumclaw.**

King County, Puget Sound Power and Light Company and the Seattle-King County Economic Development Council worked with the City of Enumclaw on an Economic Development Summit held in May 1988. The agenda included growth opportunities, retail mix, business development, commercial development, the City's market, recreation and tourism. The County will work with the City to implement the summit recommendations. The recommendations resulting from the summit are included in Appendix D.

## **G. Implementation Measures**

1. King County should devise a new zone classification for Rural Neighborhood Centers. The existing B-N (neighborhood business) zone assumes urban levels of service and surrounding land uses. The new zone should recognize rural service levels and allow a different range of land uses. For example, taverns and small animal clinics historically have occurred in some rural neighborhood business areas but are excluded from the B-N zone. Setbacks, required parking and permitted lot coverage also should be adjusted to rural conditions. Once a suitable zone is devised, it should be applied in the planning area in place of the current B-N-P zones.

## Chapter 6: Resource Lands

Resource Lands in the planning area include forests and farmlands, mineral, rock and gravel deposits, and possible oil and gas deposits. These natural resources support industries that are an important part of the area's economy, providing jobs and needed products for local use and export. Farms and forest lands also provide open space, scenic views and wildlife habitat. Because of these benefits, Resource Lands are a major element of the development pattern of the Enumclaw community planning area. This chapter discusses the issues that affect these resources and establishes policies for continued resource management opportunities.

The following State and County regulations address use of Resource Lands:

State Environmental Policy Act R.C.W. 43.21C;

Forest Practices Act R.C.W. 76.09, Rules and Regulations Chapter 222 WAC and the Timber, Fish and Wildlife Agreement;

Reforestation Lands R.C.W. 84.28, Timber and Forest Lands R.C.W. 84.33;

Current Use Assessment Act R.C.W. 84.34;

Shoreline Management Act R.C.W. 90.58;

Surface Mining Reclamation Plans R.C.W. 78.44.090;

King County Zoning Code:

Agriculture (A) K.C.C. 21.23

Forest Resource Classification (F) K.C.C. 21.37

Quarry and Mining (Q-M) K.C.C. 21.42

Unclassified Uses K.C.C. 21.44;

King County Ordinance 4341, Farmlands Bonds; and

King County Comprehensive Plan, Chapter 7, Resource Lands.

To support resource-based industries and to limit potential conflicts with incompatible land uses, the KCCP designated some of the most productive forest and agriculture lands in the County as Forest and Agricultural Production Districts. The preferred and encouraged land use within these districts is commercial

resource management. The planning area also contains operating and potential quarry and mining sites. This plan and the KCCP provide policy guidance for their use.

## **A. Forestry**

Commercial forestry is important to the planning area because it is a renewable, sustained production industry. It provides local employment opportunities and contributes to the local and regional economy. Forest lands also improve air quality, contribute to scenic beauty, protect waterways and aquifers and provide recreational opportunities.

Public resources within Forest Production Districts (FPD) are protected through State Forest Practice regulations and the Timber, Fish and Wildlife Agreement. The practice of commercial forestry benefits from large contiguous areas where a combination of soil and climate make it possible to sustain the forest industry. The Forest Production District in the planning area established by the King County Comprehensive Plan includes about 38,600 acres. The County recognizes the importance of these areas for long-term timber production.

The King County Comprehensive Plan identifies the following two major objectives of the Forest Production District: (1) to avoid conflicts between forest management activities and conflicting uses; and (2) to promote and encourage forestry on a long-term basis (see KCCP policies PI-103, PI-112, RL-201 and RL-202). KCCP policies RL-203 through 207 address residential, commercial and other uses within the FPD. KCCP policies RL-208 through 211 provide additional guidance.

KCCP policies are implemented by the Forest (F) zone classification (see Appendix F, Zoning Code Synopsis). The purpose of this zone is to conserve and protect the long-term productivity of forest lands and to restrict unrelated or incompatible uses to minimize conflicts with permitted forest resource uses. In addition, the zone will conserve and protect municipal watersheds, fish and wildlife habitats, provide areas for public and private outdoor recreation uses and offer opportunities for significant aesthetic and environmental benefits such as clean air and control of storm water runoff. This zone replaces the F-R zone which allowed recreational home sites as small as one acre. The minimum lot size in the F zone is 80 acres.

**EN 45      Large parcels of forest lands provide the best environment for efficient forest practices. Therefore, all lands located within the Forest Production District except the White River mill site shall have a Forest zoning designation.**

Established residential land uses exist within the Forest Production Districts. Residential uses and forest practices are not compatible. Residents within the Forest Production Districts should be aware that the KCCP land use designation is Resource Land and that the area will be subject to normal forest practices such as spraying and clear cutting. The KCCP policies and the F zone allow only very limited residential uses in designated Forest Production Districts, consistent with the objective of continuing forestry as the primary land use.

Buffering between forest and residential land uses will be provided through rural residential 10-acre zoning (AR-10) in the Rural Area along the edge of the Forest Production District where the existing lot sizes are 10 acres or larger. The buffering will extend along the production district boundary, unless topographical or environmental conditions require additional 10-acre zoning or the existing pattern of smaller parcels precludes 10-acre lots.

**EN 46      To minimize potential conflicts between forest resource district uses and adjacent residential uses and to discourage conversion of forest resource district lands, residential uses adjacent to the Forest Production District boundaries should remain at a low density of one dwelling unit per 10 acres. Development**



**should be designed and sited to reduce potential conflicts between residents and the adjacent forest lands.**

This policy reinforces the KCCP's intent to reduce the points of contact between rural area residents and forestry activities. Clustering of homes away from forest areas is recommended to further reduce potential conflicts between uses. In addition, the AR zone requires additional building setbacks next to forest areas (KCC 21.21A.070C.) Experience has shown that increased population near forest areas brings greater risk of forest fires, vandalism to forestry and logging equipment, damage to young trees and nuisance complaints about forest practices. Decreased points of contact between forested areas and adjacent residential uses helps reduce complaints, vandalism and trespassing.

## **B. Agriculture**

Productive farmland is an irreplaceable and limited resource in King County. Less than 50,000 acres remain in commercial agriculture production in King County. The Enumclaw planning area contains 17,500 acres of potentially productive farmland. Commercial agricultural activities include crops, dairies, beef operations and horse breeding. In addition, many residents maintain small scale farms, raise crops and keep a few horses, cows or other livestock.

In recent years, agriculture throughout King County has had competition from non-farm uses, resulting in the conversion of many acres of farmland to residential and industrial uses. Continuing residential development and City annexation could increase the pressure for conversion of farmland to other uses.

King County residents have consistently supported efforts to preserve farmlands for the economic value of locally grown crops, dairy products, livestock, scenic and historic values. In 1979, King County voters approved the Farmland Preservation Program to buy the development rights of farmland, indicating a significant public commitment to preserving these lands. The program was a \$50 million endeavor to preserve and protect high quality farmlands in King County.

At the program's end in 1986, the development rights for about 5,755 acres of Enumclaw farmlands (47 percent of the land purchased Countywide) had been purchased. The Resource Lands Map identifies the lands in the Farmland Preservation Program (page 61). Farmlands in this program are under permanent covenants more restrictive than zoning. While the remainder of the farmland in the planning area was not purchased, much is still in agricultural production and receives benefits through the Current Use Taxation Program (RCW 84.34). Agriculture is most productive when neighbors support it and where labor, farm supplies and market systems for farm products are available.

KCCP policies RL-301 through 309 encourage farmland preservation, continued agriculture and agricultural practices that protect the environment. The Agriculture zone has two classifications: A-10 (one dwelling unit per 10 acres) and A-35 (one dwelling unit per 35 acres). The purpose of the zone is to permit agricultural production uses and to establish a high minimum lot area size to retain parcels large enough to manage for agriculture, while discouraging non-agricultural development.

The goals of the Enumclaw Community Plan include protecting current agricultural activities; providing opportunities for future agricultural growth and preventing conflicts with other land uses such as residential development. A-10 and A-35 zoning will be used throughout the Agriculture Production District to meet these objectives.

**EN 47      To support agricultural activities and to limit conflicts with adjacent land uses and residential development, an agricultural density of one home per 10 acres shall apply within the Agricultural Production District where the extent of parcels smaller than 20 acres or the existence of higher quality soils make the area particularly suitable for small-scale agriculture.**

- EN 48** To support large-scale agricultural activities and limit conflicts with adjacent land uses and residential development, an agricultural density of one home per 35 acres shall apply within the Agricultural Production District where existing agricultural activity, soil characteristics and significant quantities of land in parcels of 20 acres or greater combine to make an area particularly suitable for commercial agriculture based on livestock such as dairy cows, beef cattle or horses.

By establishing Agricultural Production Districts, potential land use conflicts can be limited to the areas around the district boundaries. These areas can be planned to reduce problems for both land uses. Clustering residential lots, screening and building setbacks are recommended to further reduce potential conflicts between uses.

Buffering between agricultural and residential land uses will be provided through Rural Area 10-acre zoning (AR-10) along the edge of the Agricultural Production Districts where the existing lot sizes are 10 acres or larger. The buffering will extend along the production district boundaries unless topographical or environmental conditions require additional 10-acre zoning or the existing pattern of smaller parcels precludes 10-acre lots.

- EN 49** To minimize potential conflicts between residential land uses and agricultural activities, residential development adjacent to Agricultural Production District boundaries should remain at a density of one home per 10 acres. Subdivisions in these areas should be designed and sited to reduce potential conflicts between residential and agricultural activities and to discourage trespass.

Conflicts between agricultural and residential uses include trespassing by residents and pets, damage to crops and animals and complaints about the noise of farm activities, animal odors and farming practices such as spraying. The State of Washington has passed a "Nuisance Law" (R.C.W. 7.48.300) which states that if residential uses locate next to existing farm uses, the farm uses have a right to continue. Although this legislation establishes the legal priority of agriculture, it often does not reduce the conflict between the two uses. The AR zone states that lots adjacent to resource districts may be subject to impacts from the resource uses and that these uses shall not be subject to legal action as a public nuisance if carried out in conformance with county, state or federal laws (KCC 20.21A.070C).

## **C. Mineral Resources**

The Enumclaw community planning area contains many valuable resources including deposits of sand, rock, gravel, peat, clay, alunite, coal, gas and oil. Extractive industries, consisting of the quarrying, mining and treatment or processing of mineral resources, are an important part of the local economy.

Western King County has an estimated sand and gravel reserve of 1.6 billion cubic yards. Growth in King County results in continuing demand for new roads and public facilities. Hundreds of thousands of tons of cement, stone, crushed rock, clay, sand and gravel will be needed to support future growth in this region. Because these raw materials are bulky and have a relatively low value, producers try to find deposits as close as possible to development areas to hold down transportation costs. In spite of increased sand and gravel extraction, high growth rates have resulted in King County importing much of these materials from neighboring counties (e.g. about 25 percent of its sand and gravel in 1983).

While close proximity of mineral extraction and processing sites to developing areas is preferable economically, these heavy industrial activities have major conflicts with almost all other types of development. Land owners are affected by the noise, traffic and runoff from extraction sites. Mineral extraction and processing can also have severe impacts on the environment, therefore siting and permitting decisions on these activities must be made carefully on a case-by-case basis.



RESOURCE LANDS



Land in King County  
Agricultural Preservation  
Program (\*Contingency  
Purchase)



Land in Agricultural Current  
Use Taxation and not in  
Agricultural Preservation  
Program



Land in Forestry Current Use  
Taxation

Note: To verify current status consult with the  
King County Assessor's Office

Source: King County Agricultural Preservation  
Program; King County Assessor



Enumclaw  
Community Plan



King County Planning and  
Community Development Division









# MINERAL RESOURCES AND EXISTING/POTENTIAL EXTRACTION SITES

- ▲ Clay Pits
- Coal Seams
- \* Oil and Gas Wells
- Quarries
- ▣ Sand and Gravel Pits
- ▨ Mineral Reserves  
(Oil, Gas, Coal, Sand  
and Gravel)
- ◇ Silica Quarries

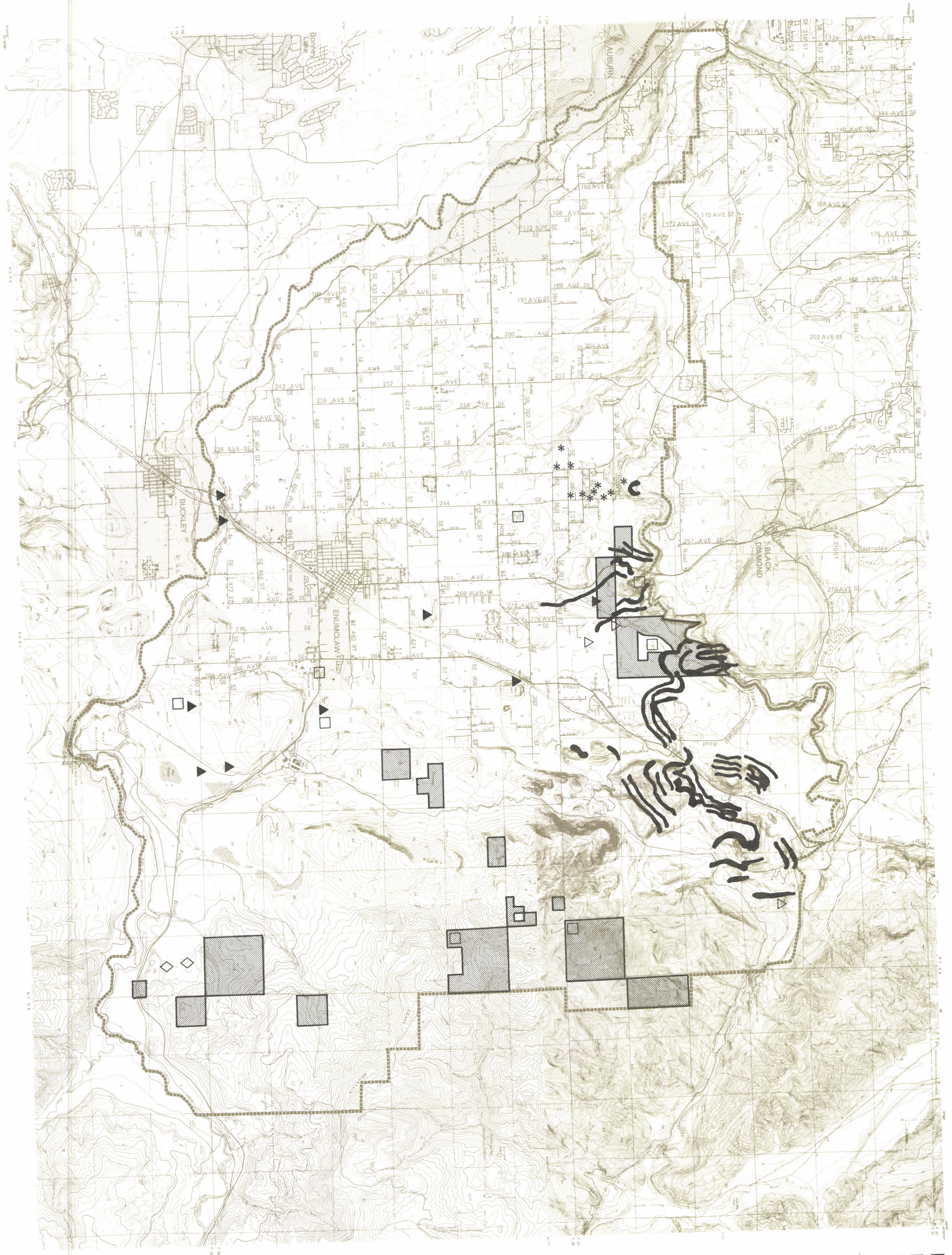
Source: "Geology and Mineral Resources of King County,  
Washington," 1971, Livingstone; land use survey,  
King County Planning and Community Development  
Division; and letters from local mineral resource  
owners/operators.

NOTE: This map shows approximate locations of known  
sand, gravel, coal and other mineral resource deposits  
and extraction sites in the Enumclaw planning area.  
This map does not constitute a land use designation:  
inclusion or noninclusion of a site on this map will  
not prejudice review of a mineral extraction proposal  
under applicable policies and regulations. The  
purpose of this map is to notify the public of the  
location of existing sites and where potential new  
operations may occur in the future.



## Enumclaw Community Plan

 King County Planning and  
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**EN 50      Mineral extraction activities are supported when affected land owners and the environment are protected, and when these activities are consistent with the King County Comprehensive Plan.**

KCCP policies RL-401 through 418 provide direction on site location and mining practices. The KCCP also calls for more detailed guidance through a Mineral Resources Functional Plan which has not been prepared. KCCP policies cited above, together with existing regulations on noise, air and water quality, guide County decisions on mineral extraction and processing proposals which are reviewed through the Unclassified Use Permit (KCC 21.44) and Grading Permit (KCC 16.82) processes.

Studies show agricultural land is scarce, the planning area's agriculture is primarily livestock-based and the plateau has many potential mineral sites outside the Agriculture Production District. By establishing the Agriculture Production District through the KCCP, King County intends to protect agriculture by limiting land use conflicts to district boundaries.

**EN 51      New mineral extraction operations should be encouraged in the Forest Production District rather than in the Agriculture Production District or in Rural Areas.**

Long-term designations for mineral sites should await the future Mineral Resource Functional Plan. Policy EN 52 allows the flexibility to consider extraction and processing proposals but does not preclude long-term decisions better made through the functional plan.

**EN 52      New mineral resource sites may be considered for Unclassified Use Permits, without the need for a community plan amendment, provided the request is consistent with policies of the Enumclaw Community Plan, the King County Comprehensive Plan and the future Mineral Resource Functional Plan when it is adopted.**

Policy EN 53 provides guidance for establishing new land uses on quarry or mining sites no longer in use.

**EN 53      A change in land use from quarry/mining after reclamation does not require a plan amendment if proposed uses are consistent with surrounding land uses and the applicable policies of this community plan. A depleted mineral extraction site shall be reclaimed and rehabilitated according to State and/or County requirements.**

The Mineral Resources Map (page 63) shows the approximate location of known extractive operations in the Enumclaw community planning area. Also included on the map are sites where property owners have expressed interest in future mineral extraction. This map is illustrative only: inclusion of a site on the map does not constitute approval of an Unclassified Use Permit, rezone or other mineral resource land use. Omission of a site does not prejudice a proposal from being reviewed under applicable policies and regulations.

## **D. Implementation Measures**

1. **Forest Production Districts.** There are several small established residential development enclaves within the Forest Production District. These areas will be zoned for forest use; existing lots may be developed if they meet other applicable codes and regulations. The following recommendations are intended to help residents and property owners comply with King County codes and regulations.

- a. Approved accessory uses in rural residential areas should be allowed in residential enclaves within the Forest Production District. The intent here is to ensure that residents are allowed normal accessory uses such as carports or garages.
  - b. Review of residential building permits by the forest industry within the Forest Production District should be as quick and simple as possible. The F zone allows one single family dwelling per 80 acres, or on any legal building site, as an outright permitted use, but requires review of the building permit application by managers of adjacent commercial forests. Since the Code does not specify what this review process is, the County needs to establish an administrative system that avoids unnecessary delay while assuring compatibility with continued forest practices.
2. The CAC strongly supports the funding and preparation of a Mineral Resource Functional Plan which will provide more detail on mineral extraction site locations and policy guidance on mining practices.

## **Chapter 7: Facilities and Services**

Council Motion #6849 directs the community plan to define utility service areas, facility standards and capital improvements which will support planned rural and resource land uses. This chapter contains policies to guide provision of roads, water, wastewater disposal and solid waste collection necessary to support the level of development envisioned by the Enumclaw Community Plan. The policies and recommendations are based on the land uses and densities in this community plan and the direction of the King County Comprehensive Plan (KCCP). The policies support safe, cost-effective services while protecting the rural character of the Enumclaw planning area.

### **Policies and Regulations**

A number of local and state policies and regulations guide the planning and development of public facilities and services. They include:

- 1985 King County Comprehensive Plan, Chapters 2, 3, 4, 5, 6, and 8;

- King County Transportation Plan, 1990;

- Road Construction Standards (Ordinance #8041);

- Road Adequacy Standards (King County Code Chapter 21.49);

- King County Mitigation Payment System (Ordinance #9747);

- King County Sewerage General Plan (Ordinance #4035);

- King County Board of Health Rules and Regulations #3, governing on-site sewage disposal systems and Rules and Regulations #9, governing wells and class 3 and 4 water systems;

- King County Code, Title 13 (Water and Sewer Systems), Title 14 (Roads and Bridges), Title 17 (Fire Code), and Title 19 (Subdivisions);

- King County Comprehensive Solid Waste Management Plan;

- Rules and Regulations of the State Board of Health Regarding Public Water Systems; and



Revised Code of Washington

Title 56 (Sewer Districts)

Title 57 (Water Districts)

Chapter 36.94 (County Services Act)

Chapter 47.39 (Scenic and Recreation Highway Act)

Chapter 58.17 (Subdivision Act)

Chapter 70.116 (Public Water System Coordination Act of 1977)

Puget Sound Water Quality Authority (RCW 90.70).

The Comprehensive Plan designates the Enumclaw Plateau as Resource Lands and Rural Areas and directs that public facilities and services be provided at levels necessary to support the planned growth and development at rural standards. The Comprehensive Plan outlines the types of improvements and public facilities that are appropriate for Rural Areas. The Comprehensive Plan directs such public facilities as schools, public safety facilities and libraries to locate in Rural Activity Centers (see KCCP policies F-333, 401-403, 505 and 508).

A key goal of the Enumclaw Community Plan is to protect the planning area's farm and forest lands and promote the industries they support. The following general location policy supports that goal.

**EN 54      Public facilities other than watersheds may be located in Resource Production Districts only when all the following criteria can be met:**

- a.    **Washington State Department of Ecology or other agencies' siting requirements cannot be met by location on appropriately zoned land outside the production district;**
- b.    **The facility must be built in the production district to implement other comprehensive plan policies; and**
- c.    **The King County Council, Seattle-King County Health Department, Washington State Departments of Ecology and Social and Health Services or other agencies conclude there is no other way to protect the public health, safety and welfare.**

## **A. Roads and Public Transit**

Several County policies and regulations guide transportation planning in the Enumclaw community planning area. These include: the King County Comprehensive Plan, the King County Transportation Plan, Road Adequacy Standards, King County Road Construction Standards and the Mitigation Payment System.

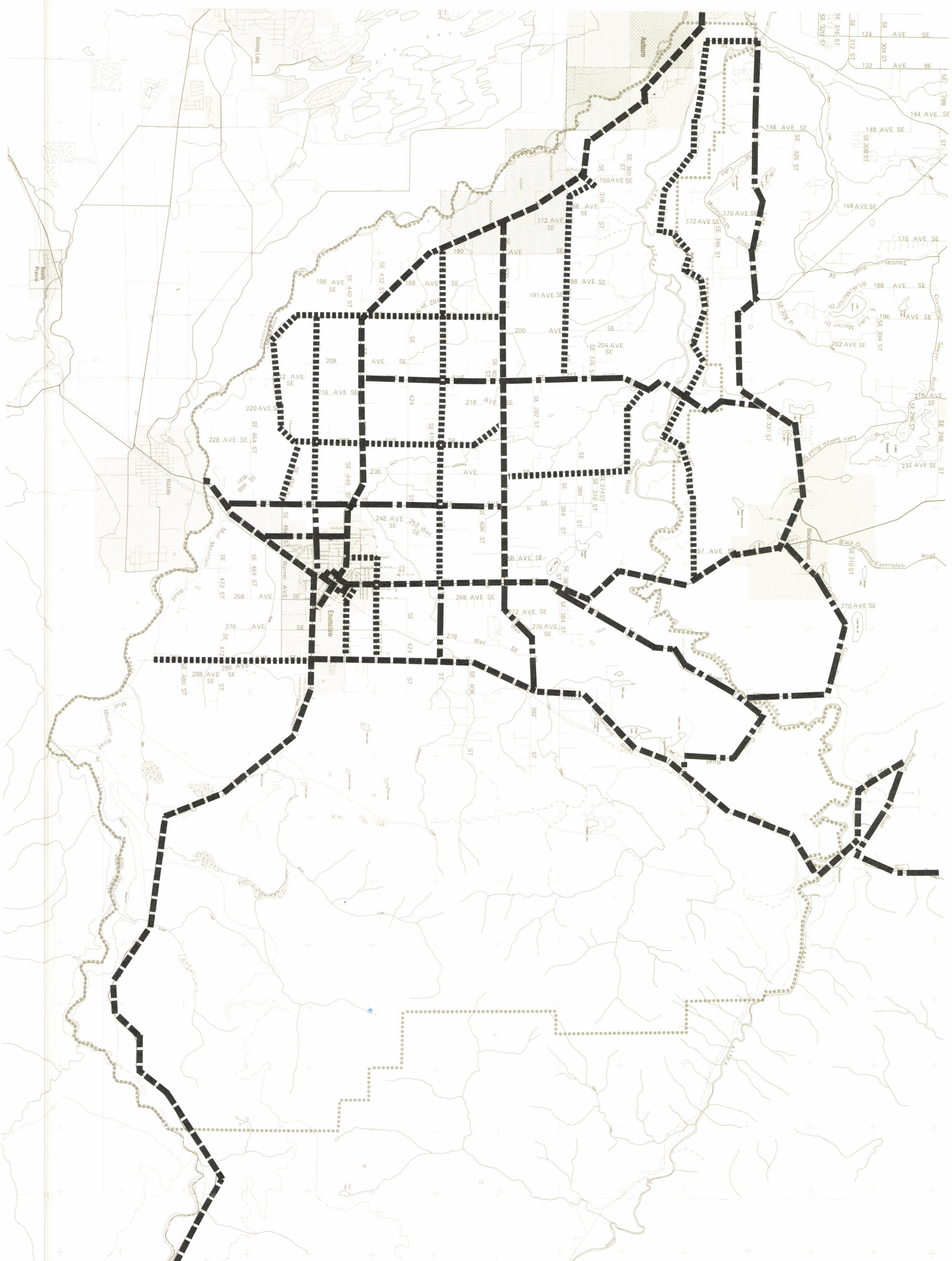
The Comprehensive Plan recognizes the higher per capita road costs for Rural Areas and recommends that street width and improvement standards be the minimum necessary to provide safe access for long-term low-density development (F-221). Rural residential streets not providing neighborhood circulation and serving only a few dwellings should be privately owned and maintained (F-223). For private roads which are now serving more than eight lots due to cumulative short plat approvals and are providing neighborhood circulation, property owners may petition the County to have the road designated as a public road. New construction or major widening of roads should only occur when operational improvements can no longer provide adequate safety or service (F-209).

The King County Transportation Plan (KCTP) includes a road inventory and evaluates the existing road network, recommends revised road service level standards, establishes objective methods for rating and prioritizing proposed capital improvements and identifies high priority projects. The purpose of the KCTP is to support the land use pattern called for in the King County Comprehensive Plan. The Arterial Functional Classification map (page 69) identifies the existing arterial functional classification for the planning area.

# ARTERIAL FUNCTIONAL CLASSIFICATION

- Principal arterial
- Minor arterial
- Collector arterial

Source: Proposed King County Transportation Plan



## Enumclaw Community Plan



King County Planning and Community Development Division







The Transportation Plan identifies several high priority projects in the Enumclaw planning area which have received funding in the County's six-year Capital Improvement Program (CIP). These projects include the following:

- o Intersection of 244th Ave. and SR-410 - installation of a traffic signal.
- o Flaming Geyser Bridge - bridge replacement and reconstruction of the approaches.
- o Whitney Bridge - bridge replacement and improvement of the roadway approaches to provide better sight distance (scheduled to be completed in 1991).

The King County Road Adequacy Standards were adopted in 1986. They specify the amount of traffic congestion allowed by new developments before mitigation is required, a method to calculate the geographic extent of impacts and the method to determine the developer's mitigation contribution. These standards were superseded by the Mitigation Payment System adopted in 1990. The Mitigation Payment System provides an equitable way for all developments to contribute funds to build or upgrade roadways needed to accommodate growth. These mitigation funds will be combined with public or other developer contributions to provide a total funding package for identified road improvement needs.

King County adopted revised road construction standards in 1987. Construction standards differ for each road classification and also for Urban and Rural Areas. For example, Urban Areas normally have curbs, gutters and sidewalks, while Rural Areas have shoulders and open drainage ditches.

Transportation problems occur regardless of jurisdictional boundaries. It is important that all agencies responsible for providing transportation improvements exchange information on problems, new development proposals and planned improvements.

**EN 55      King County should coordinate transportation improvements in the Enumclaw planning area with the Washington State Department of Transportation, Metro, the Cities of Enumclaw and Auburn and the Muckleshoot Indian Tribe.**

There have been several proposals to expand State park facilities along the Green River. Future park visitors will create traffic impacts on the area's road system, especially the Green Valley Road, which links many of the park locations. Policy EN 56 will guide King County planning efforts to ensure safety on the SE Green Valley Road.

**EN 56      Access to State park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road.**

Policy EN 57 addresses the safety conflicts that can occur in rural and resource areas between non-automobile users of the roadway, such as farm vehicles and bicycles and faster moving automobile traffic. Impacts from new development will be reviewed and development may be conditioned to reduce conflicts through such measures as reducing access points to roads or contributing to shoulder improvements.

**EN 57      Future development in the Enumclaw planning area should minimize traffic impacts, including conflicts with farm animals, vehicles and bicycles.**

Road construction also can have unintentional adverse effects on the natural environment. These effects can include increased erosion during construction and maintenance; interruption of natural stream flows and fish runs and oil or other contaminants in storm water runoff.

**EN 58      Road construction and maintenance activities should minimize impacts on fish-bearing streams in the area. The State Department of Fisheries and Wildlife, King County Building and Land Development and King County Surface Water**

**Management shall be contacted prior to any placement of culverts in anadromous fish-bearing streams in the planning area.**

Bus service within King County is the responsibility of Metro. King County's Comprehensive Plan gives Metro direction for their transit investments. KCCP policy F-225 states that transit service for transit-dependent residents should emphasize travel from Rural Areas into local activity centers, rather than commuter service to Urban Areas. Pierce Transit has added service between Buckley and Enumclaw to its service schedule.

**EN 59      Specialized transit services into Enumclaw should be adequate to meet the needs of elderly, poor and handicapped persons.**

The list of transportation improvement projects (identified by the map on page 73) addresses transportation problems identified in the Enumclaw planning area. Routine maintenance problems (such as removing brush, drainage maintenance or signing) are handled by the Public Works Maintenance Division. Problems involving capital expenditures are analyzed using the County's project ranking process and assigned a low, medium or high priority.

The costs for projects shown in the list below are estimates only. Further analysis at the time of project design could change the cost estimates shown here. Project priorities are updated periodically to reflect changing transportation conditions.

	Major widening	Minor widening/ Miscellaneous
1	1	1
2	1	1
3	1	1
4	1	1
5	1	1
6	1	1
7	1	1
8	1	1
9	1	1
10	1	1
11	1	1
12	1	1
13	1	1
14	1	1
15	1	1
16	1	1
17	1	1
18	1	1
19	1	1
20	1	1
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22	1	1
23	1	1
24	1	1
25	1	1
26	1	1
27	1	1
28	1	1
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34	1	1
35	1	1
36	1	1
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69	1	1
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84	1	1
85	1	1
86	1	1
87	1	1
88	1	1
89	1	1
90	1	1
91	1	1
92	1	1
93	1	1
94	1	1
95	1	1
96	1	1
97	1	1
98	1	1
99	1	1
100	1	1







## **Transportation Improvement Projects**

### **Enumclaw Community Plan**

**EN-1 (STATE)**  
**SR-164 @ ACADEMY DR**  
-Provide Left Turn Lane  
Priority - Medium  
Washington State Dept. of Trans.

**EN-2 (STATE)**  
**SR-164**  
From: AUBURN  
To: ENUMCLAW  
Distance: 10.00 Miles  
-Spot Paving of Shoulders  
Priority - Low  
Washington State Dept. of Transportation

**EN-3 (\$ 42,000)\***  
**SR-164 @ 244 AVE SE**  
Intersection/Operational Improvement  
Priority - Medium  
Washington State Dept. of Transportation  
King County

**EN-4.1 (\$1,141,000)**  
**SE 456 ST/196 AVE SE**  
From: SR-164  
To: 244 AVE SE  
Distance: 4.50 Miles  
-Pave Shoulders  
Priority - Low  
King County

**EN-4.2 (\$105,000)**  
**SE 456 ST**  
From: SR-410  
TO: 244th Ave. SE  
Distance: 4.50 Miles  
-Pave Shoulders  
King County

**EN-4.3 (\$ 141,000)\***  
**SE 456 ST**  
From: 264th SE  
To: 284 AVE SE  
Distance: 1.0 Miles  
-Reconstruct roadway  
Priority - Medium  
City of Enumclaw  
King County

**EN-5 (STATE)**  
**SR-410 @ 284 AVE SE**  
-Traffic Signal  
Priority - Medium  
Washington State Dept. of Transportation

**EN-6 (\$ 738,000)**  
**SE 400 WAY**  
From: SE 400 ST  
To: SE 392 ST  
Distance: 0.60 Mile  
-Reconstruct Roadway  
Priority - Low  
King County

**EN-7.1 (STATE)**  
**SR-169**  
From: GREEN RIVER  
To: SE 369 ST  
Distance: 0.40 Mile  
-Add Hill Climbing Lane  
-Pave Shoulders  
Priority - Medium  
Washington State Dept. of Transportation

**EN-7.2 (STATE)**  
**SR-169**  
From: GREEN RIVER  
To: SE 354 ST  
Distance: 0.50 Mile  
-Add Hill Climbing Lane  
-Pave Shoulders  
Priority - Medium  
Washington State Dept. of Transportation

\* Signifies Joint Funding for Project





EN-8 (\$ 53,000)  
**SE 448 ST @ 244 AVE SE**  
-Intersection/Operational Improvement  
Priority - Medium  
King County

EN-9 (\$ 76,000)  
**219 PL SE @ GREEN VALLEY RD**  
-Intersection/Operational Improvement  
Priority - Medium  
King County

EN-10.1 (\$ 422,000)  
**244 AVE SE**  
From: SR-164  
To: SE 456 ST  
Distance: 1.00 Mile  
-Pave Shoulders  
-Construct Walkway/Pathway  
Priority - High  
King County

EN-10.2 (\$ 192,000)  
**244 AVE SE**  
From: SE 456 ST  
To: SR-410  
Distance: 0.90 Mile  
-Pave Shoulders  
-Construct Walkway/Pathway  
Priority - High  
King County  
City of Enumclaw

EN-12 (\$ 651,000)  
**284 AVE SE**  
From: SR-410  
To: MUD MOUNTAIN RD  
Distance: 2.50 Miles  
-Pave Shoulders  
Priority - Low  
King County

EN-13 (\$109,000)  
**SE 440TH ST**  
FM: Approximately 272 Ave. SE  
To: 284th Ave. SE  
Distance: .75 miles  
-Reconstruct Roadway  
King County  
City of Enumclaw

EN-14 (State)  
**SR-410, @ SE 456TH ST**  
-Turn Channels  
Washington State Department of Transportation

EN-15 (State)  
**SR-164, @ 392ND ST**  
-Provide left-turn lane  
Washington State Dept of Transportation

EN-17.1 (\$ 1,726,000)  
**GREEN VALLEY RD**  
From: AUB-BL DIAM RD  
To: 218 AVE SE  
Distance: 6.90 Miles  
-Pave Shoulders  
-Improve Sight Distance  
Priority - Medium  
King County

EN-17.3 (\$ 623,000)  
**SE GREEN VALLEY RD**  
From: SE 354 ST  
To: SR-169  
Distance: 2.20 Miles  
-Pave Shoulders  
-Improve Sight Distance  
Priority - Medium  
King County



EN-18.1

**FLAMING GEYSER BRIDGE**

Distance: 0.25 Mile

-Replace Bridge

Priority - High / K.C. CIP #400688

King County

EN-43 (\$126,000)

**284 AVE SE BRIDGE: 3049**

-Countywide Bridge Project - A

-Replace Bridge

Priority - Low

King County

EN-18.2

**228 PL SE BRIDGE APPROACHES**

Distance: 0.25 Mile

-Construct Two Lane Arterial

Priority - High / K.C. CIP #401588

King County

EN-44 (\$230,000)

**NEWAUKUM CRK BRIDGE: 3063**

-Replace Bridge

Priority - Low

King County

EN-21 (\$ 376,000)\*

**284 AVE SE**

From: SR-410

To: SE 416 ST

Distance: 3.50 Miles

-Pave Shoulders

Priority - High

King County

City of Enumclaw

EN-46 (\$81,000)

**BOISE CREEK BRIDGE: 3051**

-Widen Bridge

Priority - Medium

King County

EN-22 (STATE)

**SR-169**

From: ENUMCLAW-FRANKLIN RD

To: GREEN RIVER GORGE RD

Distance: 5.50 Miles

-Spot Paving of Shoulders

Priority - Low

Washington State Department of Transportation

EN-47 (\$77,000)

**SE 408 ST BRIDGE: 3056-A**

-Improve Bridge

Priority - Medium

King County

EN-48 (\$98,000)

**SE 380 ST BRIDGE: 3030**

-Countywide Bridge Project - B

-Replace Bridge

Priority - Low

King County

EN-41 (\$2,247,000)

**VEAZIE-CUMB RD/PALMER RD**

From: RETREAT-KANASKET RD

To: SE 416th St.

Distance: 9.00 Miles

-Pave Shoulders

Priority - Low

King County

EN-49 (\$98,000)

**208 AVE SE BRIDGE: 3060**

-Countywide Bridge Project - B

-Replace Bridge

Priority - Low

King County

EN-42 (\$126,000)

**GREEN VAL RD BRIDGE: 3020**

-Countywide Bridge Project - A

-Replace Bridge

Priority - Low

King County

EN-50 (\$98,000)

**SE 424 ST BRIDGE: 3201**

-Countywide Bridge Project - B

-Replace Bridge

Priority - Low

King County



EN-51  
**MUD MOUNTAIN RD**  
From: 244 Ave. SE  
To: 284 Ave. SE  
Distance: 2.75 Miles  
-Reconstruct Roadway  
Priority - Low  
King County

EN-52  
**200 AVE SE**  
From: N FROM SE 400 ST  
Distance: 0.17 Mile  
-Reconstruct Shoulders  
King County

EN-53  
**SE 432 ST**  
From: 284 AVE SE  
To: 268 AVE SE  
Distance: 0.20 Mile  
-Reconstruct Shoulders  
Priority - Low  
King County

EN-54.1  
**WHITNEY BRIDGE: 3025**  
-Improve Bridge  
Priority - High / K.C. CIP #401388  
King County

EN-54.2  
**219 PL SE**  
From: Whitney Bridge Approach  
-Realign Roadway  
Priority: High / K.C. CIP # 400888  
King County

EN-55 (\$ 80,000)\*  
**244 AVE @ SR-410**  
-Traffic Signal  
Washington State Dept. of Transportation  
Priority - High / K.C. CIP # 401488  
King County

EN-58 (\$172,000)  
**VEAZIE BRIDGE: 3038**  
-Replace Bridge  
Priority - Medium  
King County

## B. Aviation

KCCP policies F-236 through F-243 address airports and aviation as part of the region's transportation system. The following terms are commonly used in planning for airports and aviation:

- **General Aviation:** Refers to all elements of aviation except air carrier and military; includes private business, corporate and personal travel with airplanes (including seaplanes) and helicopters; recreational and sport aviation and some charter, air taxi and commercial delivery services.
- **General Utility Airport:** A general aviation airport capable of accommodating aircraft up to 12,500 pounds gross weight with a runway length in the 3,000 - 4,000 foot range. Generally for use by single engine and light twin engine aircraft.
- **Private-Use Airport/Heliport:** An airport that is not open for the use of the general public except by prior permission of the owner.
- **Sport Aviation:** The use of gliders, parachutes, balloons and ultralights for recreation.

The Enumclaw Plateau contains several small airfields, ranging from Enumclaw Airport (privately-owned general utility airport with tie-down spaces for small planes) to relatively unimproved landing strips for sport aviation owned by adjoining residents, to remote landing strips for fire prevention and search and rescue in the Forest Production District (see map on page 83). Although air travel in the planning area provides transportation and is a major aid in managing commercial forestry, the Enumclaw Plateau also serves as a major recreational flying area for the entire region.

Both recreational flying itself and the activities associated with small landing fields have resulted in land use conflicts between aviation and landing fields and farmers and rural residents (see policy EN 34 in Chapter 4, recommending that nearby residential development cluster away from the Enumclaw Airport). KCCP policies F-241 and F-243 call for landing fields serving rural and resource uses to locate in or near Rural Activity Centers when possible, and discourage proliferation of small airfields due to their cumulative impacts on both air traffic and adjacent land uses.

**EN 60      Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded.**

This policy does not preclude a new landing strip in the Forest Production District if there is a demonstrated need for it to support forest management and fire prevention.

## C. Public and Private Water Systems

An adequate, safe, potable water supply must be available for all residences and businesses. In Urban Areas, this is usually accomplished by a municipal or district water utility. In Rural Areas and Resource Lands a number of systems are possible.

The Enumclaw planning area's water supply is made up of private wells serving individual properties, small public water systems and municipal water service from springs, wells and the City of Tacoma pipeline.

Over 70 percent of the planning area's population is served by either municipal or small public water systems. These small public systems serve two or more users and are placed into groups by their regulatory agency, the Washington State Department of Social and Health Services (DSHS), as depicted on page 85.

Over 100 known small public water systems serve the planning area. The Black Diamond system does not serve the area but does have its source here. This may, however, underestimate the actual number of systems. Health Department staff estimate that as many as twice the number of Group B systems registered with DSHS may exist in rural areas. These systems result when a homeowner with an existing, functioning well informally agrees to sell water to a neighbor without a well. These informal agreements are rarely recorded with DSHS.

The majority of the area's residents are served by Group A systems. These systems can generally supply a higher level of service than smaller systems. They are usually more reliable, better able to operate and maintain their systems efficiently and can provide adequate fire flow and fire hydrants when customers are located densely enough for this higher level of service.

Group B systems serve the remaining residents. As noted above, this estimate may understate the share served by Group B systems by as much as a factor of two. While these systems usually provide adequate drinking water in sufficient quantities, water is rarely provided in sufficient quantities to provide urban-level fire protection. In addition, these systems are more difficult to maintain and improve because they rely on a much smaller number of customers for funding. Maintenance and upgrading becomes even more difficult if the well becomes polluted and must be replaced.

KCCP policy F-311 specifies when it is appropriate to provide municipal water to areas outside Rural Activity Centers (RAC). The City of Enumclaw, which is a RAC, already serves a large area outside its City limits (approximately 21,700 acres) as a result of taking over small water companies which had previously served farmers on the plateau. None of the small systems were previously connected. The City's Water Comprehensive Plan (adopted in the mid-1960s) recommended acquiring these companies and consolidating the systems to provide a more comprehensive service delivery system.

**EN 61      The City of Enumclaw is the preferred water purveyor within City boundaries, within the City's expansion area and within the water service area identified in the City's adopted water comprehensive plan.**

In Rural Areas with potential for additional development, existing public water systems help reduce the possibility of source contamination and exhaustion which may occur with many private individual systems. In some cases, larger systems may not be necessary to achieve efficient or effective service (see KCCP policy F-309). K.C.C. 13.24.090 established the Utilities Technical Review Committee (UTRC) to review and make recommendations to the King County Executive and Council on the adequacy of sewer and water comprehensive plans and proposed service area expansions consistent with the Public Water System Coordination Act of 1977 (RCW 70.116). In addition to KCCP policy R-311, the policies below guide UTRC actions affecting the Enumclaw planning area.

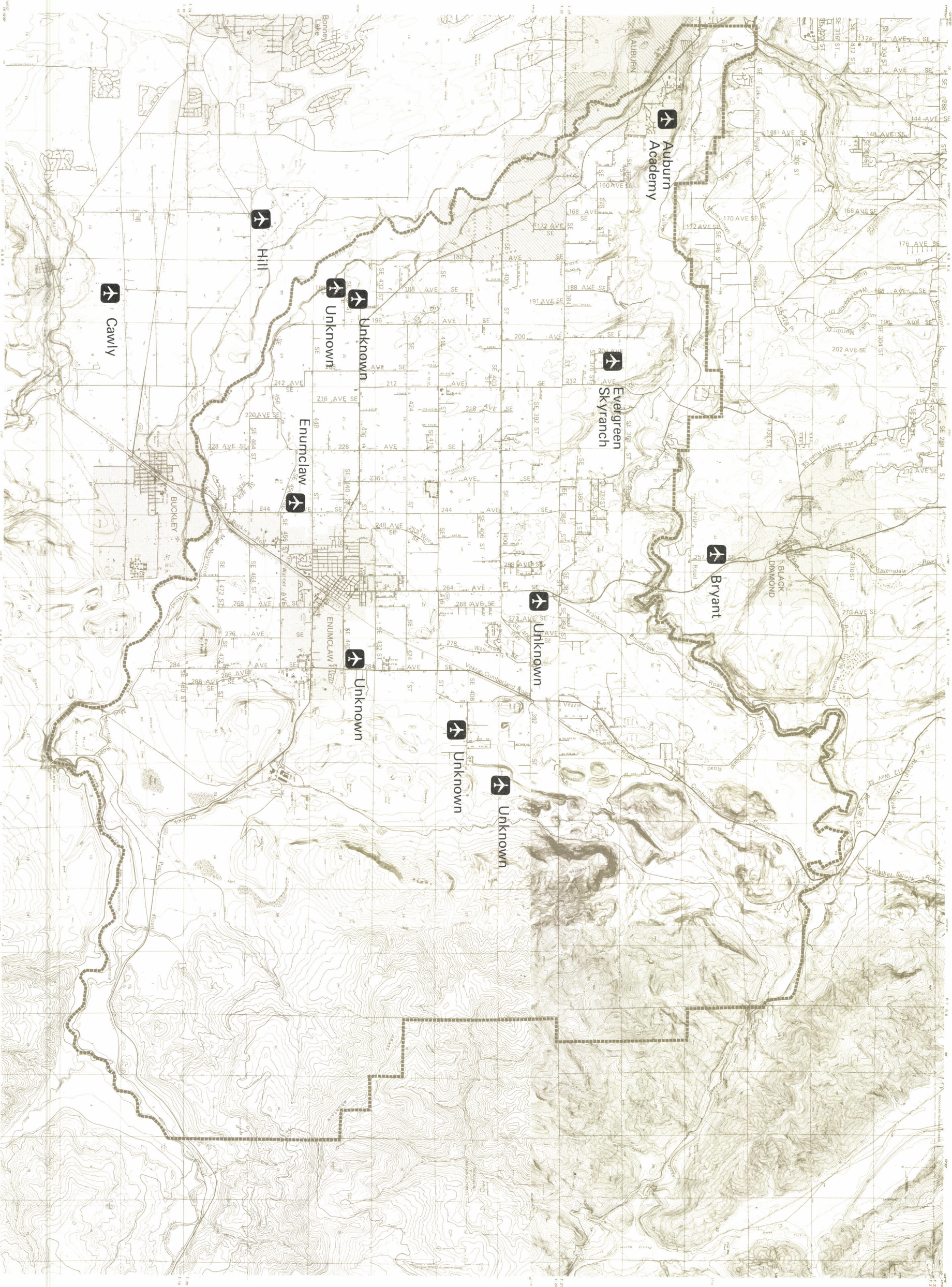
Most of the Enumclaw Plateau has been included in a Critical Water Supply Service Area (CWSSA) (See map, page 87). This designation, authorized by RCW 70.116, sets up a process to prepare and adopt a water system plan for areas with water supply problems related to uncoordinated service areas, substandard water quality or unreliable supply. The law requires that a committee of water purveyors and County representatives (a Water Utility Coordinating Committee) prepare a Coordinated Water System Plan (CWSP), which must be consistent with local land use plans and adopted by the King County Council. RCW 70.116 further requires that no new public water systems can be formed within the CWSSA unless existing purveyors are unable to provide direct service in a timely manner or cannot manage a "satellite" system.



**PRIVATE AIRPORTS**

**Enumclaw and Vicinity**

Source: 1989 Washington Department of Transportation



**Enumclaw**  
Community Plan



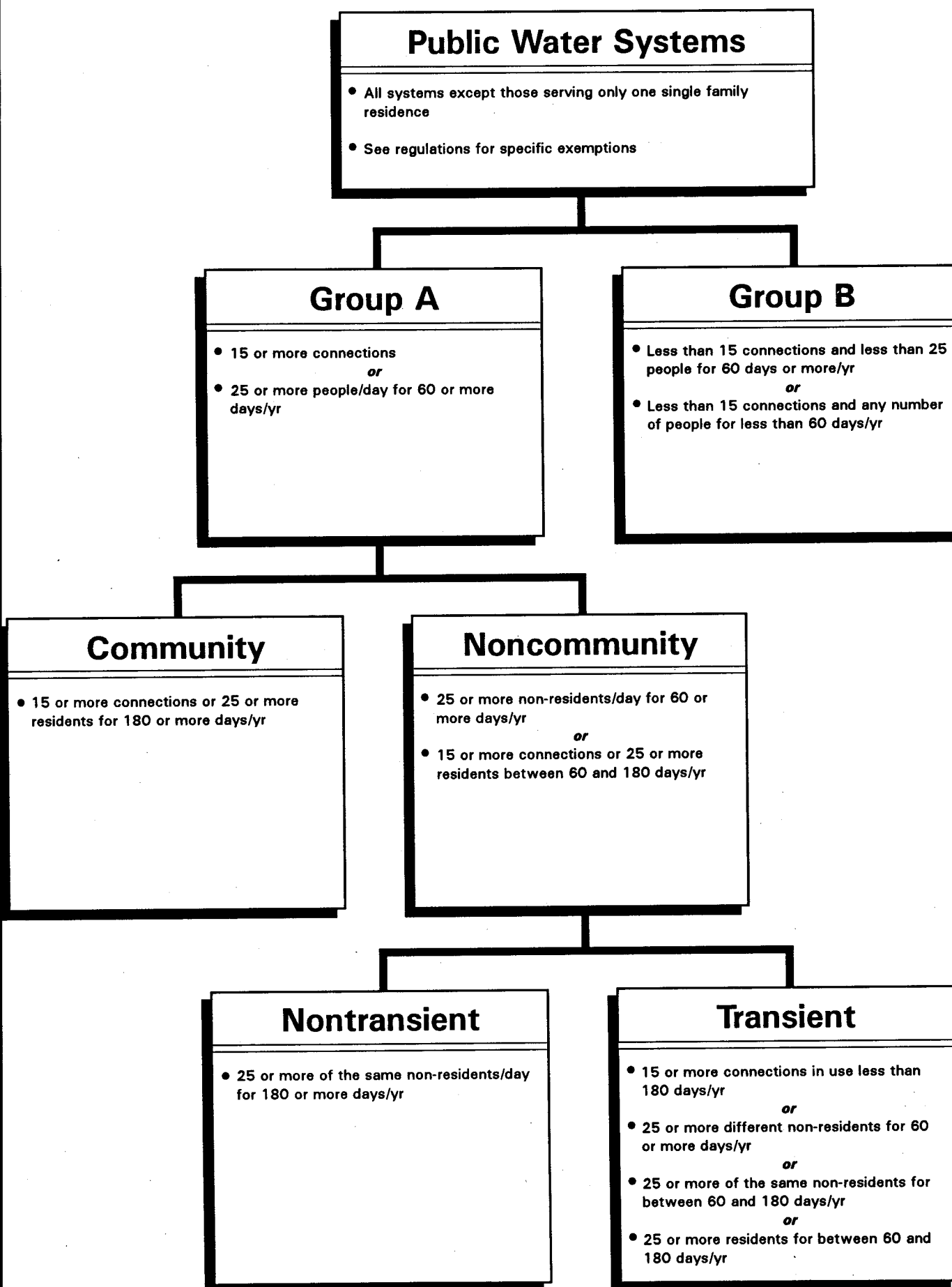
King County Planning and  
Community Development Division







# Public Water Systems, Group A and Group B







## Water Service Area Boundaries

- **Group B Water Systems**

## Community Plan







As part of preparing Coordinated Water System Plans, fire flow standards based on a development classification system have been developed. The development classification system is based on planned land uses for Urban, Transitional and Rural Areas. Adoption of the classification system will guide purveyors in their planning for necessary water flows. For Rural Areas, such a development classification system establishes a rural water supply standard which would allow water purveyors to provide domestic water service without necessarily having to provide fire flow, which requires a higher level of service than frequently can be supported by the low densities of Rural and Resource Areas. Appendix F contains a copy of the Fire Flow Planning Criteria in Critical Water Supply Service Areas which will be included in all Coordinated Water Supply Plans in King County.

**EN 62** Within the Critical Water Supply Service Area existing public water systems are the preferred method of providing water service if service can be provided in a timely and reasonable manner.

**EN 63** King County should approve new water systems to serve development in the Critical Water Supply Service Area planning area only when:

- a. Service from existing water systems will not become available in a reasonable and timely manner at the time of development; or
- b. The development warrants creation of a new water system based on the criteria in the Coordinated Water Supply Plan.

The following policy supports KCCP policies F-309 and F-310 which direct that water facilities in Rural Areas be designed based on the planned areawide low residential densities and rural uses. Policy EN 64 makes clear that the presence of public water service in a rural or resource area is not justification for higher residential density than anticipated by the Enumclaw Community Plan.

**EN 64** Existence of public water service in designated Rural Areas or Resource Production Districts shall not result in or be justification for higher residential density than anticipated by the Enumclaw Community Plan. Therefore, water purveyor plans for expansion must:

- a. Provide that new facilities within Rural Areas and Resource Production Districts are consistent with rural densities and development standards; and
- b. State that such expansion shall not require increased densities to finance planned facilities.

Both Rural and Resource Lands are outside the CWSSA boundary. Small public systems can be tailored to the needs of individual subdivisions in these areas and financial feasibility can be assured by the market for lots that comply with rural policies and zoning.

**EN 65** Outside the Critical Water Supply Service Area boundaries, small, properly maintained public water systems are preferred for providing water service. Within Rural Areas, developments at a density higher than 1 unit per 5 acres or larger clustered developments of any rural density, should be served by a Class I system.

Consistent with KCCP policy, Rural Neighborhood Centers are not intended or expected to grow significantly. Changes to water service for these centers should only be needed to solve water quality/quantity problems for systems serving existing uses or new uses at their current scale.

**EN 66** Water service in the Rural Neighborhood Centers should be planned only to support these centers at their current scale.

## **D. Waste Water**

Most of the planning area's waste water is handled by private on-site disposal systems. The City of Enumclaw provides public sewer service within its city limits. Extensions are currently limited to properties which annex to the City. Its treatment plant could serve a population of about 11,000 or almost twice its current population of just over 6,000. The City of Auburn provides public sewer service within its boundaries, with a few exceptions. The primary exception is a mile-long force main (no connections possible) serving the Skopabsh Village on the Muckleshoot Indian Reservation.

Chapter 6 of the Sewerage General Plan (SGP) and KCCP policy F-316 explain the process and criteria for Local Service Area (LSA) amendments. Although establishment of the sewer service area by a community plan or a County initiated action such as an updated King County SGP are the primary methods of amending LSA boundaries, sewer agencies and individuals through development proposals may request an expansion of the LSA through the County's Utility Technical Review Committee (UTRC). The criteria for boundary adjustments established in Sections 6.2 and 6.5 of the SGP were replaced by policy F-316 of the KCCP:

- F-316      Local Service Areas for sewers should be designated only in Urban Areas and Rural Activity Centers, including their agreed-on expansion areas. In designating or making boundary adjustments to an LSA, the following criteria should be applied:**
- a.      Detailed land use plans and zoning for urban uses and densities support the proposed addition;**
  - b.      On-site wastewater disposal methods are not feasible for planned land uses and densities, or when water quality is threatened by the presence or potential of health hazards resulting from inadequate water disposal methods;**
  - c.      Potential adverse impact of sewers on nearby rural areas, resource lands and environmentally sensitive areas will be mitigated;**
  - d.      Sewers are technically and financially feasible within the proposed addition;**
  - e.      The proposed additional area can be served by gravity sewer into the existing LSA (but the sewerage agency may use pressure lines if cost-effective); and**
  - f.      There is sufficient treatment plant and interceptor capacity to serve all the existing LSA if developed to saturation, as well as the proposed additional area.**

The City of Enumclaw has a policy of not extending sewer service outside of the City boundaries. Sewer service is provided only upon annexation of the property to the City. The area within the City's expansion area will remain rural until it is annexed to the City where it can be served by sewers and developed at urban densities. Policies EN 67 and EN 68 support the City's adopted sewer service policy and provide guidance in addition to King County Comprehensive Plan policy F-316.

- EN 67      The Enumclaw Sewer Local Service Area should be expanded as necessary to include land annexed by the City.**

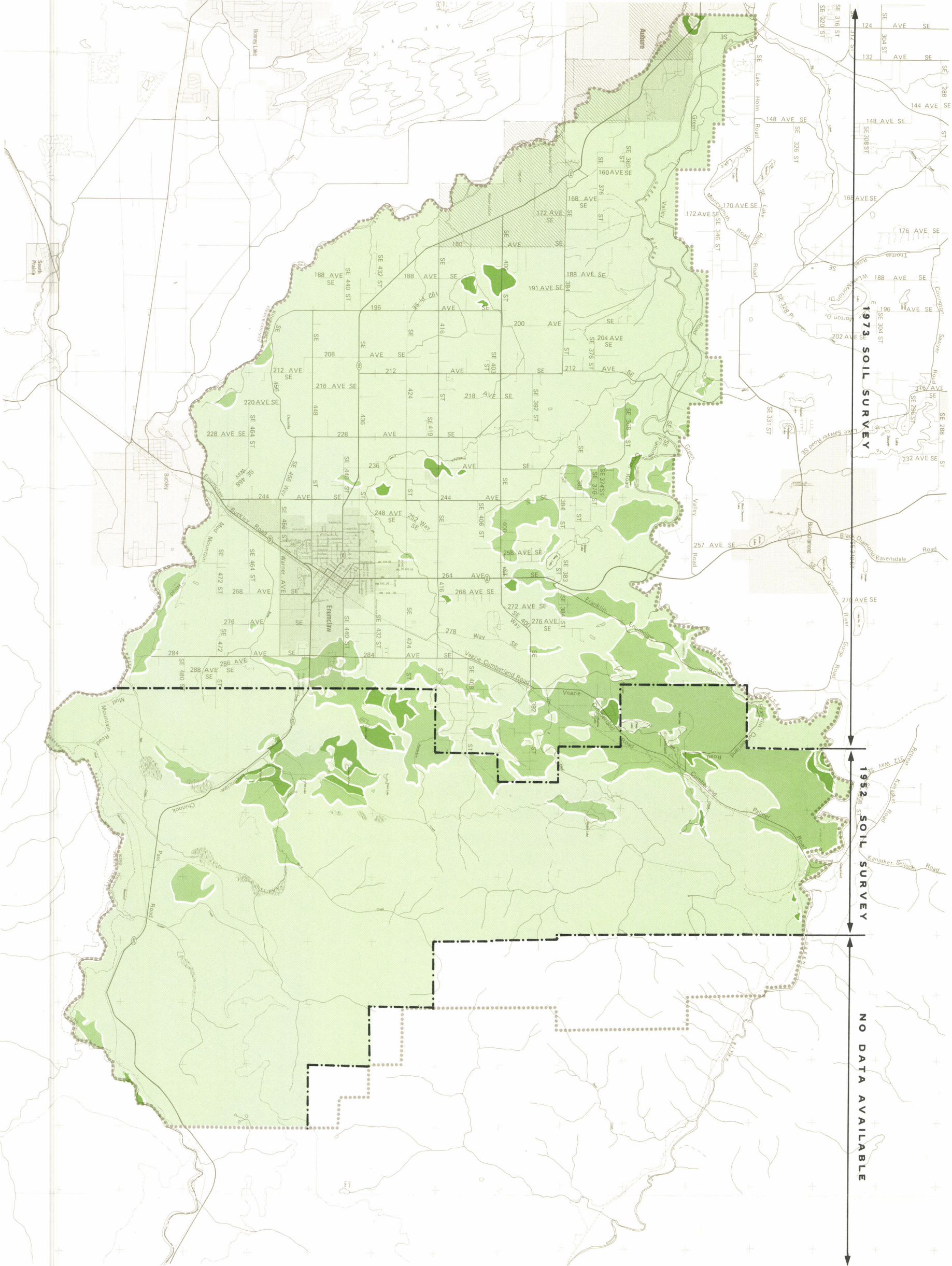


**SOIL LIMITATIONS FOR  
SEPTIC TANK DRAINFIELDS**


- None to Slight
- Slight to Moderate
- Severe

**Note:** These designations are based on the characteristics of general soils types. The soil limitations for septic tank drainfields on a particular site may vary and must be determined by specific on-site investigations.

**Source:** "King County, Washington", 1952 and 1973; United States Department of Agriculture.



**Enumclaw**  
Community Plan

 King County Planning and  
Community Development Division







The following policy recognizes pockets of high density development within the Resource District or Rural Area which someday may require public sewer to solve a health hazard.

**EN 68**      **In Rural Areas and Resource Production Districts, King County shall only allow hook-ups to a public sewer system to solve a public health hazard identified by the Department of Ecology or the Seattle King County Health Department. Collection lines allowed under this policy shall be sized to serve just the health hazard and shall not be used to justify changes in the Resource Production District boundaries or higher density within the Resource District.**

King County recently completed purchasing the development rights for 12,658 acres of agricultural lands valued at \$50 million dollars, of which 5,755 acres (47 percent) are in the Enumclaw community planning area. These lands have been placed in the Agricultural Production District along with other lands which are also prime agricultural soils and have significant potential for agricultural production. Likewise, the public has invested in conservation of forest lands by giving them special tax treatment (RCW 84.33). The Forest Production District's primary purpose is the commercial production of timber.

The City of Enumclaw has a secondary sewage treatment plant located within the city limits. The sewage plant capacity can be doubled on the existing site. However, policy EN 69 is included to provide guidance for any future sewage treatment plant siting decisions since the City is surrounded by Resource Lands and Rural Areas. Policy EN 54 also addresses the location of public facilities such as sewage treatment plants in Resource Production Districts. This policy does not apply to disposal of sludge from treatment plants.

**EN 69**      **Sewage treatment plants and related facilities should be sited in the City of Enumclaw or its expansion areas if possible. If sites are not available there, the rural residential area may be considered for siting. If sites are not available in any of those locations, a Resource Production District site may be considered.**

On April 1, 1987, the King County Board of Health's new on-site sewage disposal regulations became effective. The regulations treat septic systems as a permanent solution to sewage disposal for rural development and require a reserve area equal to 100 percent of the first drainfield area. Previously only a 50 percent reserve area was required. This new reserve requirement allows complete replacement of a failed drainfield and an opportunity for the first drainfield to recover, giving a longer life to the septic system. The regulations also require more thorough testing of a site's soils, increased soil depth under drainfields (called "vertical separation" from ground water or hardpan) and increased setbacks from water bodies, wetlands and landslide hazard areas. In some circumstances, for example, development on the rim of the Upper Green River Valley, these standards may need to be exceeded (see Policy EN 12, page 24). The regulations also provide for the use of alternative systems such as community systems and sand filters which may make some previously unbuildable lots capable of being developed.

On-site sewage disposal (private septic systems) is the most common method of sewage disposal in the Enumclaw community planning area. Most areas of the plateau are capable of supporting septic systems for domestic use when properly installed and maintained. Although some soils have slow permeability, a seasonal high water table, or too rapid permeability, the large lot sizes established by the rural zones (2.5, 5 and 10 acre minimum) increase the likelihood that residential development can safely occur with septic tanks even in areas with these limitations. The map on page 91 illustrates the soil limitations for septic tank drainfields in the planning area.

**EN 70**      **On-site sewage disposal is the preferred method of long-term permanent sewage disposal for Rural Areas and Resource Lands outside the City of Enumclaw's expansion area.**

## E. Solid Waste

Solid waste management is guided by the King County Comprehensive Solid Waste Management Plan adopted by King County and the cities within King County in 1975 and by KCCP policies F-326 through F-328. The policies stress the importance of handling solid waste in an environmentally responsible manner and that solid waste management should be a regional effort. KCCP policy F-328 encourages the use of recycling and energy/resource recovery systems to extend the life of landfills and regain useful materials.

The overall goal of the King County Solid Waste Division is to preserve the environment and public health through the proper management of solid waste. General goals established to meet this purpose include:

- o Reduce the amount of solid waste requiring disposal to the maximum extent possible.
- o Provide for disposal of the remaining waste in a manner that minimizes risks and environmental impacts.
- o Reduce the amount of waste being disposed at Cedar Hills Landfill.
- o Reduce the County's current reliance on landfilling.

King County operates the Enumclaw landfill, (located in Section 19, Township 20, Range 7) which serves the planning area. The King County Solid Waste Division has been granted a variance to operate the landfill until November, 1992 by the Department of Ecology. The landfill, which has been identified as a possible source of non-point source water pollution, will be replaced by a transfer/recycling station located in the City of Enumclaw.<sup>8</sup> The following policy addresses redevelopment of the site after its closure.

**EN 71      Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without a community plan amendment.**

## F. Implementation Measures

1. King County should reexamine the Priority Process used to evaluate and prioritize transportation projects in the County to recognize the different service levels between Rural and Urban Areas. The lower travel volumes, levels of congestion and accidents put rural projects at a disadvantage in the rankings versus urban projects. Different rating criteria for Urban and Rural Areas would make the system more equitable for rural residents.
2. Roads used by horse riders should be signed with "Caution" signs to minimize conflicts with motor vehicles.
3. Because of their extraordinary impacts, small aircraft landing fields should be subject to an extra effort on King County's part to enforce compliance with applicable standards and conditions of approval.
4. Through the Coordinated Water Supply Plans, King County should adopt a rural water supply standard which does not automatically require urban fire flow for public systems serving uses in Rural Areas, Resource Lands and Rural Neighborhood Centers. When these uses require fire flow, provisions should

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<sup>8</sup>Green-Duwamish Watershed Action Plan, op. cit.



be made for developer-financed systems to meet that need (e.g. for a school or other relatively intensive use permitted in a Rural Area).

5. When the Enumclaw landfill is closed, surrounding land uses and the environmental constraints posed by the previous landfill use should be considered before an appropriate reuse is determined.



## Chapter 8: Cultural Resources

This chapter contains policies and guidelines for the enhancement of cultural resources in the Enumclaw area. Cultural resources are those elements of a community which enrich the lives of its inhabitants by enhancing the quality of life, strengthening local identity and opening up new avenues for economic development. These elements may include planning for growth of cultural programs, preservation of historic structures and landscapes, development of arts and humanities facilities and support for activities which express ethnic traditions within the community.

Through the Cultural Resources Division, the King County Arts Commission and King County Landmarks Commission administer programs associated with cultural resources in the Enumclaw planning area. Background on these programs is provided in the first part of the chapter, followed by specific policies to guide future management of cultural resources. County regulations affecting arts and heritage sites include:

Ordinance 8300 - Re-establishes the 20-year old King County Arts Commission, which provides funding for community arts projects and events (e.g., subsidized performances, arts-in-education residences, ethnic master artist workshops) and makes decisions involving percent for art expenditures.

Ordinance 6111 - Percent for art. Establishes percent for art projects in several capital funds and King County construction projects such as King County Parks development and improvement (e.g. swimming pools such as Pete's Pool), King County libraries, community centers and public safety facilities.

Ordinance 4828 - Establishes a mechanism for designating, protecting, enhancing and perpetuating buildings, sites, districts, structures and objects of historical, cultural, architectural, geographic and archaeological significance in King County.

### A. Historic Preservation Program

In 1977 the County began a survey effort to identify heritage sites throughout the County, initially locating 542 sites. Since that time the survey has been updated to include more than 800 sites. The process of identifying heritage sites is dynamic with new information added to the survey over time as the County's building stock matures.

In 1980 the County adopted the Landmarks Preservation Ordinance, establishing a Landmarks Commission with the authority to designate and protect heritage sites as King County landmarks. Landmarks are designated if they meet the criteria set forth in the ordinance.



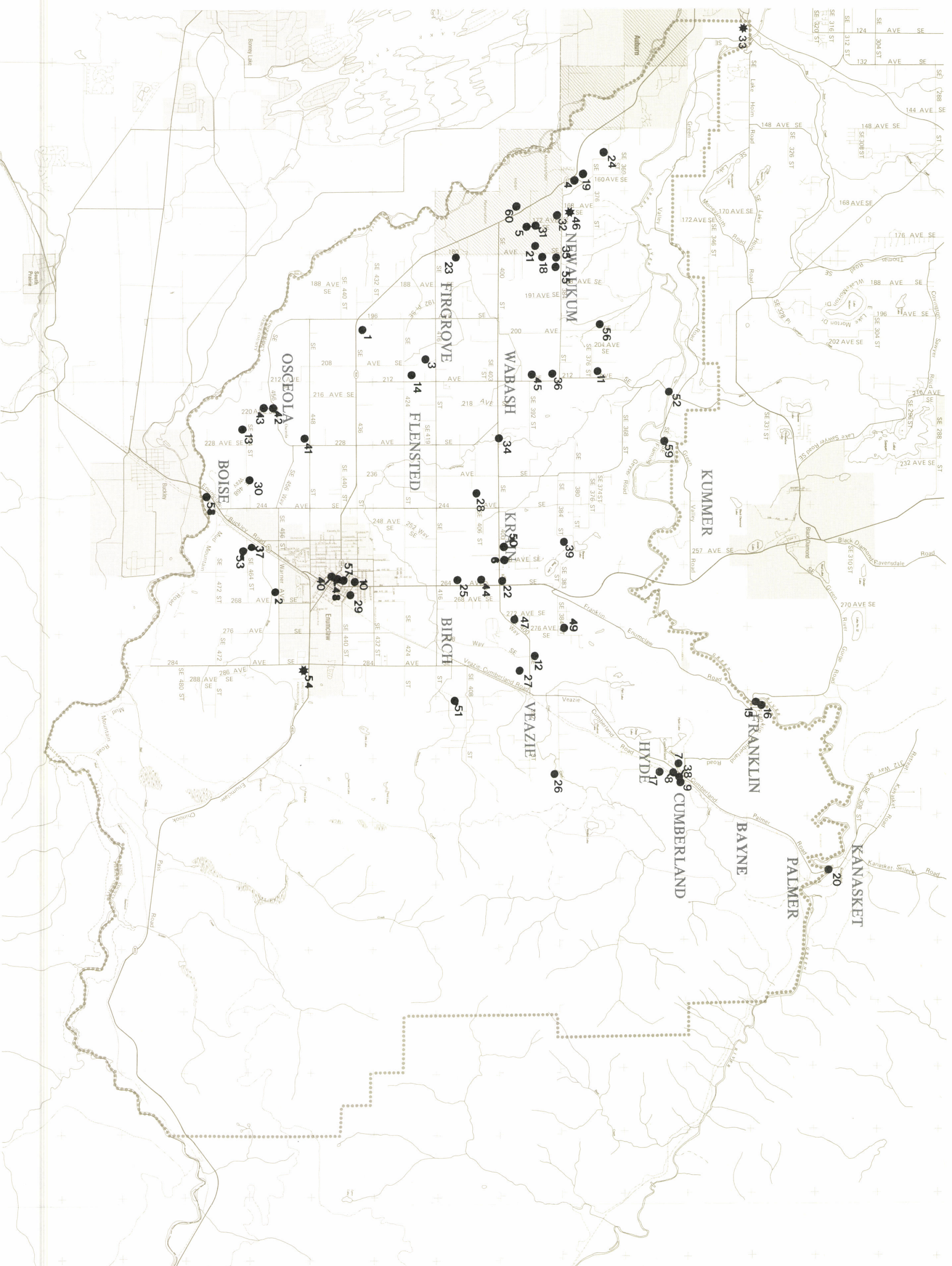
Following is a list of sixty sites from the Historic Sites Survey which have been identified in the Enumclaw plan area. These sites are identified on the Historic Sites map on page 99. Of these sites, only the Old Reynolds Farm and Indian Agency, the WPA Park Building and the Neely Mansion are designated landmarks. Other sites on the list can be considered for landmark designation in the future. Landmark designation entitles the owner to compete for grant funds for restoration projects and to receive an historic marker commemorating the history and significance of the property.

<u>MAP SITE #</u>	<u>HISTORIC NAME</u>	<u>ADDRESS</u>
1	Nels Anderson House	19916 SE 436th Street, Enumclaw
2	Nels Benson Farmhouse	45809 - 268th Ave. SE, Enumclaw
3	Catholic Parish House	41803 - 207th Ave. SE, Enumclaw
4	Cooper's Corner Store	38104 Auburn-Enumclaw Road
5	The Gilbert Courville Farm	17221 SE 392nd St., Auburn
6	Crevis Farmhouse	SE 400th St. at 258th, Enumclaw
7	Cumberland Cafe & Service Stations	35311 Veazie Cumberland Rd.
8	Cumberland Grocery Store	35390 Veazie Cumberland Rd.
9	Cumberland Hotel	314th Way SE, Cumberland
10	Enumclaw High School	2222 Porter St., Enumclaw
11	Charles Fant House	21030 SE 376th St., Auburn
12	Joseph Ghiglione Homestead	28206 SE 392nd St., Enumclaw
13	R.W. Glass House	22531 SE 464th St., Enumclaw
14	The Brady Gray House	42225 - 212th Ave. SE., Enumclaw
15	Green River Gorge	Franklin-Cumberland Rd at 293rd Ave. SE
16	Green River Gorge	29534 SE Green River Gorge Rd.
17	Haggemann Road House	Cumberland Way, Cumberland
18	Elijah J. Jones House	38930 - 180th Ave. SE., Auburn
19	Howard and Nora Jones House	16050 SE 380th Place, Auburn
20	Kanasket Bridge	338th Avenue SE at Kanasket
21	George Kline House	39105 - 180th Ave. SE., Auburn
22	Krain Tavern	39926 - 264th Ave. SE., Enumclaw
23	Oliver La Brash House	41016 - 180th Ave. SE., Auburn
24	The Laughlin House	15515 SE 372nd St., Auburn
25	Logar House	41207 - 264th Ave. SE., Enumclaw
26	Peter Mackey Farm	30803 SE 384th, Enumclaw
27	Cesare Malatesta Homestead	28909 SE 392nd St., Enumclaw
28	Joseph Malneritch Farmhouse	40727 - 244th Ave. SE., Enumclaw
29	Martinelle House	1131 Battersby Ave., Enumclaw
30	Moriarty House	23602 SE 468th Way, Enumclaw
31	Muckleshoot Indian Mission Church	174th and 392nd
32	Billy Nason House	28503 - 172nd SE., Auburn
33 *	<b>Neely Mansion</b>	<b>Route 1, Box 880, Auburn</b>
34	Newaukum Creek Bridge	SE 400th St., at 227th Ave. SE
35	Newaukum Grange Hall No. 622	38408 - 180th Ave. SE., Enumclaw
36	Charley Newman House	38527 - 212th Ave. SE., Enumclaw
37	Hans P. Nielson House	25310 SE 464th St., Enumclaw
38	Nolte Homestead/Coutts House	35224 Veazie Cumberland Rd., Cumberland
39	Frank Ocepek Farm	35327 SE 380th St.
40	Louis and Ellen Olson House	1513 Griffin Ave., Enumclaw

**HISTORIC SITES**

- Historic Sites
- ★ Landmarks

Source: King County Cultural Resources Division



# Enumclaw

Community Plan



King County Planning and  
Community Development Division







41	Osceola Pickle Factory & Arch Site	228th Ave. SE near SE 448th, Enumclaw
42	The New Osceola School	21921 SE 456th St., Enumclaw
43	The Old Osceola School	220th Ave. SE and SE 456th St., Enumclaw
44	Paschich Log House	40513 SE 264th, Enumclaw
45	Pete Peterson Farmhouse	39005 - 212th Ave. SE., Enumclaw
46 *	<b>Old Reynolds Farm &amp; Indian Agency</b>	<b>16816 SE 384th, Auburn</b>
47	James Richter Farm	39620 - 272nd Ave. SE., Enumclaw
48	A.G. Rocca House	1637 Marion St., Enumclaw
49	A.G. Rocca Place	27620 SE 384th St., Enumclaw
50	St. Gall the Abbott Cemetery	SE 400th St. at 258th, Enumclaw
51	Otto Tamm House	41409 - 292nd Way SE., Enumclaw
52	Kent Thomas Bridge	228th Place SE
53	Torp House	25419 SE 464th, Enumclaw
54 *	<b>WPA Park Building</b>	<b>SE 448th and 204th Ave. SE., Enumclaw</b>
55	Wabash Presbyterian Church	18325 SE 384th St., Enumclaw
56	William Weaver House	37426 - 200th Ave. SE., Auburn
57	S. L. West House	1733 Marion St., Enumclaw
58	White River Bridge	Over White River at MP 94
59	Whitney Bridge	212 Ave. SE at SE 356th St.
60	Wilcox House	39525 Auburn-Enumclaw Rd., Auburn

#### \* Designated Landmarks

According to the inventory sheet of the historic sites survey (File #0343), Mr. Charles Reynolds (1865-1932) served as the "farmer-in-charge" at the Muckleshoot Indian Reservation for the Bureau of Indian Affairs from 1900 until his death in 1932. He lived in a cabin provided by the government until 1914. In 1912, he purchased the land where the cabin is located and began to build his own house. Both structures still stand on the property.

The WPA Park Building at the north end of the Enumclaw Fairgrounds is one of five WPA-built facilities located throughout the County in King County parks. Each WPA park features a complex of historic community buildings and landscape elements designed in the rustic style popularized by the National Park Service in the 1920's and 1930's. The buildings and park sites were designed by the staff of the County Road Engineer and constructed of large timbers and stone.

Until the late 1930's, outdoor recreational programs in King County beyond the City of Seattle were locally operated. In some rural communities, civic groups acquired land and established activity programs staffed largely by volunteers. Few communities, however, had the resources to construct recreational facilities and most had to rely upon the use of schools, churches and community halls to house indoor group activities.

Nationally, the WPA was designed to coordinate various federal programs providing work to the unemployed during the Depression under the principle that gainful employment on public projects was preferable to unemployment because the worker maintained self respect, skills were conserved and economic recovery was promoted. The WPA, the County and individual communities thus formed a partnership which heralded the beginnings of the King County park system.

The Enumclaw Activity Center, built in 1939, is sheathed in half-log siding and features a broad covered front porch with log support posts. The windows are large and multipaned. Other elements of the park that are part of the landmark designation include a timber-framed picnic shelter, a wooden football grandstand and stone steps, walkways and retaining walls. The site was designated a landmark by the King County Landmarks Commission in 1984.

The Neely Mansion is a large, classical revival style farmhouse, located on a portion of the original Neely homestead in the Green River Valley. The David Neely family settled the homestead in 1853. The mansion was built by Aaron Neely as the family prospered in the 1880's and served as an important pioneer-era social center for the Green River Valley and the Enumclaw Plateau. The house is being restored by Neely Mansion Associates, Inc., a nonprofit group of volunteers concerned about preserving the history of the valley.

## **B. Arts Program**

The main goal of the King County Arts Commission (KCAC) is to foster excellence, vitality and diversity in the arts in King County. The KCAC was established in 1967 and is composed of 18 volunteer members appointed to three-year terms by the County Executive. Funding for Arts Commission programs is appropriated annually by the County Council and is allocated on the recommendations of commission program committees. In addition, 1 percent of certain County construction budgets is set aside for the purchase or commission of artwork under the County's "1 percent for art" ordinance.

KCAC funding in the Enumclaw Plateau has been directed to 1 percent for art projects and performances by touring theater, music and dance artists in area parks and schools. In addition, Enumclaw was one of five County areas to receive an ethnic artist in residence, a model arts-in-education project initiated by the County Council in 1987.

One percent for art pieces are located at the Enumclaw School District Administration Building at the Enumclaw City Pool and at Pete's Pool located in Enumclaw Park. The only current percent for art project in the plateau area involves the Enumclaw Solid Waste Transfer Station. Two artists will be selected to develop artwork at this site.

Enumclaw is fortunate to have an active arts community, spearheaded by the efforts of the Enumclaw Arts Commission. The City has established a committee, Local Improvements For Enumclaw (LIFE), to study the feasibility of building a senior center and performing arts facility in the City. A new community arts center would serve the cultural needs of the people in the Enumclaw Plateau by providing a space for local community arts presentations as well as for presenting cultural events, workshops and classes in the arts. It would also provide needed gallery space for exhibitions by local artists and for traveling exhibitions of national and regional significance. Currently, space for community classes in the arts is at a minimum. There are two small facilities for community classes: the Enumclaw Community Education Center, run by Green River Community College which draws adult education students from all over Southeast King County; and the Enumclaw Community Center, a City-managed youth/senior center that hosts a variety of classes. Both facilities are at capacity and offer mostly visual arts classes. Exhibition space which could showcase local artists or touring shows is non-existent.

## **C. Other Cultural Resources**

The Enumclaw Public Library is a very important cultural institution for plateau residents. The Enumclaw Public Library is one of four municipally funded libraries in King County. The remainder of the County, both cities and unincorporated areas, are served by the King County Library system.

The original Enumclaw Library was established in 1923 as a small part of City Hall. The original circulation collection was comprised of 500 Danish books and 939 English books. In 1927 a member of one of Enumclaw's founding families, Mary Stevenson Yerxa, gave her house and land to the City to be used for a library. The old house was eventually razed to make way for the present building, located at 1309 Myrtle Avenue. The City is preparing to build a new library to expand services and access to the public library facility.

Residents of Enumclaw and those working in Enumclaw are eligible to use the library, as are students in the planning area. King County and the Enumclaw Public Library have a cooperative agreement which allows residents of both jurisdictions to obtain a library card without a charge. Other individuals (non-county residents or those without a King County card) may use the system for a fee of \$5 per year. Currently, library patrons are able to borrow material from other libraries. In 1988 the library served 55,000 patrons and circulated close to 97,000 books.

## **D. Cultural Resources Goals**

King County's cultural resource programs work best in tandem with existing historical and arts organizations. The County can incorporate interpretive and arts programs into parks and help plan community events and area publications. Public and private programs focusing on the plateau's heritage and arts should be encouraged.

**EN 72      King County encourages local historical and arts organizations to work with the Cities of Enumclaw and Auburn, the Muckleshoot Indian Tribe and citizens in the unincorporated area of the Enumclaw Plateau to interpret and preserve their heritage and to promote the arts and humanities in the community.**

Tourism and recreation have always been an important element in the plateau's economy. The cultural resources of the plateau, including historic communities, landmarks and expression of ethnic traditions, attract visitors to the area. The development of interpretive programs and arts festivals could draw additional visitors to the area.

**EN 73      Heritage sites and arts and cultural programs should be used to encourage tourism and economic development activities.**

The presence of the Muckleshoot Tribe in the planning area has important historic and cultural significance for the Puget Sound region. Places recognized by the Tribe as historically, culturally and archaeologically important could be included in the King County Historic Sites Survey and considered for designation to local or national historic registers. This would involve hiring a consultant to identify and evaluate these resources. Traditional tribal art forms can be encouraged to continue from generation to generation through the King County Arts Commission's Ethnic Arts Program.

**EN 74      King County should work with the Muckleshoot Indian Tribe to identify, evaluate and protect tribal heritage sites and art forms.**

The following policy establishes a general direction for heritage preservation in the planning area. The list of all the sites which have been identified and researched to date appeared on pages 98 and 101. New sites can be added to the Historic Sites Survey.

**EN 75      The preservation, restoration and adaptive re-use of historic, archaeological and cultural sites in the Enumclaw community planning area is encouraged to maintain the character of existing communities and to preserve tangible reminders of the planning area's history.**

Zoning designations can support historic uses and discourage future development which is inappropriate with the historic use. Development conditions will be added to the zoning of individual sites to protect historic uses.

**EN 76      King County encourages the preservation of heritage sites which meet the criteria for the State or National Register of Historic Places or the criteria for county land-**



**mark status by making land use and zoning designations compatible with the site's or area's historic character.**

The historic character of the plateau should be protected and maintained as new development occurs. While it may be necessary to site, design and build structures adjacent to important historic or archaeological places, the County may require additional development conditions which help preserve the adjacent historic or archaeological landmark.

- EN 77      New development, including road construction and work in stream corridors, adjacent to landmarks, landmark sites or archaeological sites should retain, enhance and be compatible in scale with the historic features of the landmark.**

King County's Open Space Plan considers significant natural areas and lands with outstanding recreational value and scenic resources to be suitable for open space preservation. The Historic Preservation Program's efforts to preserve individual structures could be augmented by the preservation of open space lands nearby. Similarly, future State or County park or trail acquisitions should be coordinated with heritage sites located nearby to enhance the quality and use of each. In addition, the County landmark marker program should be coordinated with identified bicycle and car tour routes.

- EN 78      Development of parks and trails and acquisition of open space should be coordinated with the preservation, restoration and use of heritage sites and the establishment of interpretative centers.**

The Cultural Resources Division offers technical assistance to individuals and organizations in the arts and preservation communities throughout King County. One area of expertise is the County's percent for art program that was discussed previously. The KCAC has been administering a public art program since 1972. KCAC staff provides technical assistance to jurisdictions which are interested in establishing similar programs. KCAC staff can also provide technical assistance to local historical organizations and museums in establishing goals, maintaining and managing collections and developing community support for preservation activities.

- EN 79      King County should continue to provide cultural resource assistance to jurisdictions such as the City of Enumclaw.**

The City of Enumclaw is the focus of cultural resource activities in the planning area. Places to hold performing arts events in the Enumclaw plan area are few. KCAC-funded performing events have occurred at the Enumclaw High School Auditorium and outdoors at City Hall Park. At the King County Fairgrounds, there is one small permanent stage in the unheated Youth Building and small, portable stages for remaining indoor and outdoor performances. Other small recital-size facilities exist, but nothing is larger than the high school auditorium, which is in great demand both from the school and community. The outdoor performing arts spaces at the King County Fairgrounds should be upgraded. An appropriate indoor facility should be considered for the City of Enumclaw to improve access to KCAC-funded and other touring productions that would draw an audience from the entire southeast area.

- EN 80      King County should continue to support arts activities throughout the County including activities which tour the County.**

- EN 81      The development of a performing arts center within the City of Enumclaw is encouraged to provide a permanent performing site for cultural events in the area.**

## **E. Designation Of Heritage Sites**

Once an historic site or structure has been inventoried it can be preserved more permanently in the following ways. First, the identified sites can be recommended for nomination to the National and State Registers of Historic Places. Second, they can be recommended for designation as County or community landmarks contingent upon action by the King County Landmarks Commission. If a site is in the process of designation by the King County Landmarks Commission, a special review procedure is required for any development proposals for the site. This review procedure recognizes that development on a designated property may require special conditions to protect the public interest. If a site is subsequently designated as an historic landmark, the special review process would continue. Finally, zoning tools and development conditions can be used to protect potential landmarks. The development conditions are applied to all sites listed on the Historic Sites Survey and ensure that future permit applications for those properties will be circulated to the King County Historic Preservation Officer for comments.

Property owners should be involved with the County in all aspects of the historic preservation process. Ideally there should be a partnership between the property owner and the County in the inventory and landmark designation of historic sites and structures. King County Code permits the designation of historic landmarks with or without property owner consent. In the Enumclaw planning area, County resources should be targeted at preserving through the landmarks process those historic sites which are supported by the property owner.

**EN 82      Special effort should be made to consult and involve property owners in identifying and designating historic sites and structures.**

## **F. Heritage Site Development Conditions**

The following development conditions are applied through the area zoning to sites listed on the King County Historic Sites Survey. Impacts to historic resources are evaluated when permits for development proposals or demolition are requested.

1. An environmental checklist should be prepared for new development on heritage sites. Cultural resources are considered environmentally sensitive and therefore are subject to the State Environmental Policy Act.
2. All permit applications and site plans shall be circulated to the King County Historic Preservation Officer for comment on the impact of the project on cultural resources in or adjacent to the project area. This includes permits for the following types of actions: alterations to the exterior of historic buildings, site grading, new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.
3. The Historic Preservation Officer may recommend approval, approval with conditions or denial of development proposals to the Manager of the King County Building and Land Development Division.
4. The Historic Preservation Officer may propose that a site be considered for King County Landmark designation according to procedures set forth in the Landmarks Ordinance #4828. The Ordinance provides that, based upon preliminary evaluation, sites which appear to meet the criteria for designation shall be provided the same protection as if designated as a King County Landmark for a period of up to six months. During that period, a Certificate of Appropriateness would be required before making significant changes to the site. If the site is later designated as a King County Landmark, the Certificate of Appropriateness becomes a permanent requirement.

## **G. Implementation Measures**

1. King County should encourage the preservation of historic structures, cultural landscapes and archaeological sites by providing incentives such as tax benefits, easements and flexibility in building codes, consistent with public health and safety.

In addition to protecting historic structures, King County should implement a system of incentives for owners to improve and maintain older structures. Since most sites are privately owned and the County does not wish to purchase them, economic measures are needed to encourage owners to maintain and rehabilitate the heritage sites. In the Enumclaw planning area, the number and diversity of the sites can provide a tourist amenity.

2. As part of King County's capital planning, consideration should be given to budgeting park development funds to restore historic sites on park property or to place interpretive historic information at park sites.

Funding of restoration projects and historic signing or other interpretive historic information in parks should be considered when making decisions about capital improvement projects. When parks are located in historically important areas or when historic buildings or landscape features are on park property, historic preservation projects should be considered. A strong candidate for such a project would be the Enumclaw Activity Center and grounds located at the north end of the Enumclaw Fairgrounds.



## Chapter 9: Implementation

This chapter will serve as a basis for program planning by the County and as a source of information for the community about County implementation activities in the Enumclaw planning area. The Community Planning Section staff will track implementation over the next few years and coordinate aspects of the process which involves other jurisdictions.

The Enumclaw Community Plan protects the environment, identifies a large Rural Area, defines Resource Production Districts for agriculture and forestry and provides for cooperation with the City of Enumclaw as it grows into the expansion area designated in this plan. The implementation program reflects these commitments by calling for interlocal agreements and identifying issues to be addressed such as parks, trails and open space, resource protection and transportation. This chapter contains recommendations developed by the Citizens Advisory Committee (CAC) during the planning process. These recommendations are grouped according to the plan chapter they relate to most closely.

Regulation, a variety of funding sources and staff assistance provide tools to implement the Enumclaw Community Plan. The King County Comprehensive Plan, the Enumclaw Community Plan, King County ordinances and state and federal laws establish the regulatory framework. Capital Improvement Program funding, special assessment districts, fee mitigation payments and loans and grants from county, city, state and federal agencies fund housing, parks, resource management and transportation projects.

### Participating Agencies

Throughout the chapter, the following agencies will be indicated as participating in implementation programs. The initials for the lead agency for each task will be listed first with those of the supporting agencies following and enclosed in parentheses.

#### United States

- Army Corps of Engineers (COE)
- Department of Agriculture Soil and Conservation Service (SCS)

#### Washington State

- Boundary Review Board for King County (BRB)
- Department of Ecology (DOE)
- Department of Revenue (DOR)
- Department of Social and Health Services (DSHS)
- Department of Transportation (DOT)
- University Extension Service (WSU Extension)

**King County**

Department of Assessments (ASSESSOR)

Department of Building and Environmental Services

- Building and Land Development (BALD)

- Environmental Division (ED)

Department of Parks, Planning and Resources (PPR)

- Cultural Resources Division (CRD)

- Planning and Community Development Division (PCD)

- Natural Resources and Parks Division (NRPD)

Department of Public Works (PW)

- Surface Water Management (SWM)

- Transportation Planning (TP)

Seattle/King County Health Department (SKCHD)

**Muckleshoot Indian Tribe**

**City of Auburn**

**City of Black Diamond**

**City of Enumclaw**

**Pierce County**

**Special Purpose Districts**

Conservation District (KCCD)

Drainage District

## **A. Interlocal Agreements**

1. The interlocal agreement program will coordinate King County's negotiation efforts with the Muckleshoot Indian Tribe, the Cities of Auburn and Enumclaw, the state and special purpose districts to address interjurisdictional issues in the Enumclaw planning area. Two steps may be appropriate for the planning area. First, the affected jurisdictions must identify issues and establish a procedure and schedule to address them. The plan will identify a range of issues to be addressed over the next 6 to 10 years. Next, an interlocal agreement could be negotiated which would address the issues previously identified.

King County anticipates interlocal agreements relating to resource protection, provision of water and sewer service, development standards and permit processing, affordable and fair housing and economic development.

Lead Agency: PPR (PCD, BALD, PW, Cities of Enumclaw and Auburn, Muckleshoot Indian Tribe)

## **B. Environment And Natural Features**

1. Ground Water Management Program: Domestic water supplies in the Enumclaw planning area are drawn from ground water sources. In addition, Black Diamond has a source for its water supply in the planning area. A study of the area's ground water supply needs to be prepared. The first step is to apply to the Department of Ecology for funding to prepare the study. The Department of Ecology

mandates that the program include a ground water management area designation, public involvement plan, long-term monitoring program, a wastewater management element and implementation procedures.

Lead Agency: SKCHD (PPR, PW, DOE, Cities of Enumclaw and Black Diamond, Muckleshoot Indian Tribe)

**Key Tasks:**

1. Prepare and submit application for ground water management area designation.
  2. Prepare and submit scope of work, budget and schedule.
  3. Inventory existing data.
  4. Conduct field work and monitoring.
  5. Prepare and evaluate program alternatives.
  6. Select preferred alternative and define implementation measures.
  7. Prepare implementation schedule and budget.
  8. Conduct public and agency review.
  9. Prepare implementation schedule and budget.
2. Best Management Practices: The County has provided funding to both the King County Conservation District and Washington State University Extension Service to support technical assistance and educational outreach programs for small, noncommercial farmers. This financial support should be continued through future budget allocations.

Lead Agency: King County Council (KCCD, WSU Extension, PPR)

3. Green River Scenic Status: The Enumclaw Community Plan supports the designation of the Green River as a Scenic River under Chapter 79.72 RCW. The plan recommends that the County Council add Green River scenic designation to its legislative package.

Lead Agency: King County Council (PPR)

4. Drainage District Coordination: The Community Plan recommends that the County, the City of Enumclaw and the two drainage districts around the City (#5 and 5A) work together to review the impact of drainage channels on water quality and establish measures to protect streams.

Lead Agency: ED (PCD, City of Enumclaw, King County Drainage Districts #5 and 5A)

5. White River Flood Elevation Study: The community plan recommends that the County initiate a study of the White River to determine the 100-year flood elevations and/or floodway channel locations.

Lead Agency: SWM (Pierce County, COE, Muckleshoot Indian Tribe, PPR)

## **C. Rural Activity Centers And Rural Neighborhood Centers**

1. New Rural Neighborhood Center Zone: The existing B-N Neighborhood Business zone assumes urban levels of service and surrounding land uses and excludes some uses historically found in Rural Neighborhoods Centers (e.g. taverns). As part of the zoning code revision, a new rural business zone should be developed which allows a different range of land uses while maintaining the small scale nature of the B-N zone.

Lead Agency: PPR (BALD, PCD)



2. Technical Assistance to Enumclaw: The community plan recommends that the County provide technical assistance to the City as it updates its comprehensive plan and storm water management plan and drafts ordinances to meet conditions outlined in the community plan. Staff time will need to be funded for this assistance to occur.

Lead Agency: PPR (PCD, BALD, ED, PW)

## **D. Resource Lands**

1. Residential Enclaves in the Forest Production District (FPD): The several residential enclaves that are located in the FPD will be zoned for forest use. Existing legally created lots may be developed if they meet all applicable codes and regulations. During the revision to the Zoning Code (Title 21) Section 21.37.040 should be reviewed to ensure that residents of existing development in the district are allowed normal accessory uses such as carports or garages.

Lead Agency: PPR (BALD, PCD)

2. Mineral Resource Functional Plan: The community plan has deferred designation of new quarry and mining sites to the Mineral Resource Functional Plan, which is intended to address quarry and mining issues on a Countywide basis. The preparation of this functional plan is strongly supported by the CAC. Funds should be allocated in the near future to initiate this process.

Lead Agency: PPR (ED, PCD, BALD, RW)

## **E. Transportation**

1. Priority Process: The process currently used by King County to evaluate and prioritize transportation projects does not distinguish between urban and rural service levels. As a result Rural Areas are at a disadvantage when competing with Urban Areas. The community plan recommends re-evaluating the process of determining the relative priority of road projects to provide better balance between Urban and Rural Areas.

Lead Agency: PW (TP, PPR, DOT)

2. Signage for Horses: Roads frequently used by horse riders should be posted with caution signs to alert drivers and minimize conflicts between horse riders and motor vehicles.

Lead Agency: PW (PPR)

3. Small Aircraft Landing Fields: Because of their extraordinary impacts on surrounding uses King County must ensure compliance with standards and conditions of approval and assure that legal fields do not exceed approved levels of operation. A program to close down illegal landing fields should be funded and pursued.

Lead Agency: PPR-BALD (PCD)

4. Rural Level of Service: The County is in the process of establishing water supply standards for Urban, Transitional and Rural Areas through the Coordinated Water Supply Plans. The community plan supports a standard which protects drinking water quality and does not impose standards which would be prohibitively expensive to individual property owners who develop at rural and agricultural densities.

Lead Agency: PPR-BALD (PCD, SKCHD)

## **F. Cultural Resources**

1. Incentives to Preserve Heritage Sites and Structures: New incentives are needed for owners to improve and maintain older structures. King County Cultural Resources Division should take the lead in establishing a program of incentives which could be used throughout King County.

Lead Agency: PPR-CRD (ASSESSOR, DOR)

2. Capital Improvement Projects: The community plan recommends that park funds be budgeted to restore historic sites on park property and include interpretative historic information at park sites.

Lead Agency: PPR-NRPD (PPR-CRD)





# **Chapter 10: Area Zoning Introduction**

## **Background**

The Enumclaw Area Zoning consists of text and official zoning maps for the unincorporated lands contained in the Enumclaw Community Plan study area (usually referred to as the "Enumclaw planning area"). The Enumclaw planning area contains the City of Enumclaw, Enumclaw Plateau and Foothills of the Cascade Mountains, and is bounded on the west by the Muckleshoot Indian Reservation and the City of Auburn, on the north by the north wall of the upper Green River Valley, on the east by the City of Tacoma Watershed and on the south by the White River.

The area zoning maps and text apply the land use policies and designations of both the countywide 1985 King County Comprehensive Plan and the Enumclaw Community Plan to land in the Enumclaw planning area.

## **Area Zoning Definition And Scope**

Area zoning is the process initiated by King County to adopt or amend zoning maps on an areawide basis. The procedure is comprehensive in nature and deals with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interests within the County. Unlike individual zoning changes (reclassifications), area zoning involves many separate properties under various ownerships. Area zoning uses zoning classifications to apply the land use policies of the King County Comprehensive Plan and the Enumclaw Community Plan to land in the planning area (K.C.C. 20.08.030).

The Enumclaw Area Zoning converts the Enumclaw Community Plan's land use designations and policies into zoning classifications on specific properties, in some cases with additional areawide or site-specific development conditions. Development conditions are applied to affected lands by using a "P-suffix" on the zoning map after the zoning designation (e.g. AR-5-P), in accordance with K.C.C. 21.46.150 through .200. The Area Zoning consists of amendments to King County's official zoning maps in the Enumclaw planning area, referenced land use policies which determined what zone was applied to the land and text containing any special development conditions which apply to that land. The Area Zoning maps and text together constitute an "official control", as defined in K.C.C. 20.08.140, and regulate the use of land.



# **Chapter 11: Area Zoning Highlights And P-Suffix Summary**

## **Rural Areas**

The Rural Area designated by the Comprehensive Plan includes low-density residential development and natural resource-based economic uses. These uses are to be supported by rural level public services and are compatible with commercial farming and forestry on adjacent Resource Lands.

King County Comprehensive Plan policies R-215 and R-216 and Enumclaw Community Plan policies EN 28 to EN 31 set the range for rural residential densities. One house per 5 acres is the normal expected rural density. One house per 2.5 acres will be permitted where the existing lot size pattern is already smaller than 5 acres, soil conditions will allow use of on-site sewage disposal without long-term damage to ground and surface waters and a public water supply is available. One house per 10 acres is used in Rural Areas which have significant areawide environmental constraints (e.g. steep slopes or wetlands) and as buffers for Agricultural and Forest Production Districts and mineral extraction sites where existing lot sizes are generally 10 acres or larger. Lot size averaging and clustering may be used where soil and other conditions permit smaller lots to be served adequately by on-site sewage disposal systems.

## **City Of Enumclaw Expansion Area**

The Comprehensive Plan calls for King County and rural cities (Rural Activity Centers) to agree on reasonable expansion areas and to plan to assure needed public facilities and services to support development ultimately at urban densities (policies PC-116, PI-304, R-219, CI-502, F-104). Consistent with the City of Enumclaw's policy of requiring properties served by its public sewer system to be annexed, the Enumclaw Community Plan provides for residential development at rural densities in the designated expansion area and encourages development to cluster in reserve tracts of land for efficient resubdivision when urban services are available. Within the agreed-on expansion area, King County will work with the City of Enumclaw to assure that any new development that occurs prior to annexation complies with appropriate standards for roads, water supply and other public facilities and services.

The Growth Reserve classification, which allows interim residential development at rural densities and requires clustering where parcel sizes permit, has been applied to the expansion areas. Urban densities will be permitted when parcels are annexed to the City, City zoning is applied and urban services are provided.



## Resource Production Districts

The Enumclaw planning area contains much of King County's most productive farm and forest lands. Therefore, large portions of the planning area are designated as Agricultural or Forest Production Districts. The Enumclaw planning area also contains important mineral deposits and existing or potential extraction sites. New mineral extraction and processing uses will be regulated through the Unclassified Use Permit system (KCC 21.44.020(f)) rather than this area zoning. Parcels with previous Quarry and Mining (Q-M) zoning have not been reclassified.

The King County Comprehensive Plan calls for protection of Resource Production Districts from land use conflicts which typically occur when residential development is nearby and for recreational and other uses of farm and forest lands only when compatible with their long-term use for commercial agriculture and forestry (KCCP policies PC-119, RL-101, RL-201, RL-206, RL-301, RL-306). The Enumclaw Community Plan carries out these policies by refining Resource Production District boundaries and designating low density residential development in adjacent Rural Areas.

For the most part, zoning to carry out this direction consists of applying new classifications that require larger lot sizes and permit a mix of uses intended to support resource industries, such as on-site marketing of farm produce. In addition, Agricultural Production Districts have two sub-categories: areas with a predominant parcel size of 10 acres that support small-scale livestock or horticulture and areas with a predominant parcel size of 35 acres or larger that support large-scale horse or dairy operations.

The Comprehensive Plan's Forest Production District map designation and Enumclaw Community Plan policy EN 45 for commercial timberlands in the planning area, has been designated with the new F zone. This zoning results in a minimum parcel size of 80 acres with range of permitted uses that emphasizes and supports forest practices and primary processing of timber.

## P-Suffix Summary

- A. Areawide P-suffix Development conditions (see pages 117-134).
  - 1. Historic Sites (see page 117).
  - 2. Stream Corridors and Wetlands (see pages 118-133).
  - 3. Walls of Green River Gorge and Valley (see page 133-134).
  - 4. Trails (see page 134).
- B. Rural Neighborhood Center Conditions (see pages 135-148).
- C. Site Specific P-Suffix Conditions (see pages 149-150).
  - 1. Enumclaw Airport (see page 149).
  - 2. Weyerhaeuser Mill (see page 150).
  - 3. Skieens Property (see page 150).

# **Chapter 12: Areawide P-suffix Development Conditions**

## **Areawide Development Conditions: Historic Sites**

### **A. Historic Sites**

The Enumclaw Community Plan includes a list and location map of sixty historic sites, each of which was evaluated and designated by the King County Landmarks Commissions. The Historic Sites Map on page 99 and the list of Historic Sites on pages 98 and 101 are hereby incorporated by reference. The Commission, established and given authority by Ordinance 4828 (K.C.C. Chapter 20.62), designated three of these sites as Landmarks: the Neely Mansion, the Reynolds Farm and Indian Agency and the WPA Park Building at the County Fairground.

The following conditions shall apply to development on the 60 historic sites enumerated in the Enumclaw Community Plan:

1. An environmental checklist shall be prepared for any subdivision, short subdivision, development or redevelopment on an historic site except where categorically exempt under King County SEPA guidelines.
2. All permit applications and site plans shall be circulated to the King County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, new construction on the same lot or adjacent lots under the same ownership or any other action requiring a permit which might affect the historic character of the site.
3. The Historic Preservation Officer may recommend approval, approval with conditions or denial to the Manager of the Building and Land Development Division.

### **B. Landmarks**

The three sites in the Enumclaw planning area designated as Landmarks shall have a P-suffix placed on the zoning map to alert property owners, BALD and the public that any development or redevelopment activity on them shall be subject to the Certificate of Appropriateness procedures set forth in K.C.C. 20.62.080 through 110, as amended.

# Areawide Development Conditions: Stream Corridors And Wetlands

These conditions, indicated by a P-suffix on the zoning map, shall be superseded by the stream corridor and wetland protection requirements of the 1990 Sensitive Areas Ordinance (SAO) and Administrative Rules when adopted, to the extent that the SAO is stricter.

Sections where SAO requirements prevail over the Enumclaw Plan Requirements are shown in *italics*. A note indicating the applicable SAO reference (section and page) has been included at the beginning of each section. Copies of the SAO can be purchased at the Building and Land Development Division (BALD).

## A. Definitions

[Refer to SAO, Section 69, page 30]

1. **Streams** - *means those areas of King County where surface waters flow sufficiently to produce a defined channel or bed. A defined channel or bed is indicated by hydraulically sorted sediments or the removal of vegetative litter or loosely rooted vegetation by the action of moving water. The channel or bed need not contain water year-round. This definition is not meant to include irrigation ditches, canals, stormwater runoff devices or other entirely artificial watercourses unless they are used to convey Class 1 and 2 streams naturally occurring prior to construction. Those topographic features that resemble streams but have no defined channels (i.e. swales) shall be considered streams when hydrologic and hydraulic analyses done pursuant to a development proposal predict formation of a defined channel after development.*

[Refer to SAO, Section 69, page 30]

2. **Stream Classification** - *the following stream classification applies to all streams within King County:*
  - a. *Class 1 streams are all streams inventoried as "Shorelines" of the State" under RCW Chapter 90.58.*
  - b. *Class 2 streams are all streams that flow year-round during years of normal rainfall, or are used by salmonids.*
  - c. *Class 3 streams are streams that are intermittent or ephemeral during years of normal rainfall and are not used by salmonids.*

[Refer to SAO, Section 75, page 32]

3. **Wetlands** - *those areas of King County that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.*

*Wetlands generally include swamps, marshes, bogs, and similar areas. (Army Corps of Engineers Regulation 33 CFR 323.2((c)). Wetlands in King County include all area waterward from the wetland edge. Where the vegetation has been removed, a wetland shall be determined by the presence of hydric soils.*

[Refer to SAO, Section 76]

4. **Wetland edge** - *delineation of the wetland edge shall be based on the U.S. Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Miss. (1987).*



**[Refer to SAO, Section 75, page 32]**

5. **Wetland Rating System** - the following wetland rating system is based upon the King County Wetlands Inventory, 1983 and the U. S. Fish and Wildlife Service's Classification of Wetlands and Deepwater Habitats of the United States, FWS/OBS-79/31. (December 1979).

*Number 1 wetlands are assigned the Unique/Outstanding #1 rating in the Inventory or are uninventoried wetlands that meet any one of the following criteria:*

- a. *Presence of species recognized by the federal government or State of Washington as endangered, threatened, sensitive or outstanding potential habitat for those species;*
- b. *Wetlands greater than 5 acres in size and having 40% to 60% open water at any time with 2 or more subclasses of vegetation in a dispersed pattern;*
- c. *Wetlands greater than 10 acres in size and having 3 or more wetland classes, one of which is open water; or*
- d. *The presence of plant associations of infrequent occurrence. These include, but are not limited to, estuarine systems and bogs.*

*Number 2 wetlands are assigned the Significant #2 rating in the Inventory or are uninventoried wetlands that meet any of the following criteria:*

- a. *Wetlands greater than 1 acre in size and having 2 or more wetland classes;*
- b. *Wetlands less than or equal to 1 acre in size and having 3 or more wetland classes;*
- c. *Wetlands greater than 2 acres in size and having only 1 wetland class; or*
- d. *Presence of species recognized by the State of Washington as important.*

*Number 3 wetlands are assigned the Low Concern #3 rating in the Inventory or are uninventoried wetlands that meet any of the following criteria:*

- a. *Wetlands less than or equal to 1 acre in size and having 2 or fewer wetland classes; or*
- b. *Wetlands less than or equal to 2 acres in size and having only one wetland class.*

## **B. Studies [Refer to SAO, Section 5, Page 8]**

*All development within 150 feet of identified streams and wetlands in the Enumclaw planning area (see page ) shall be reviewed for impacts. A sensitive area study shall be prepared for any proposal that:*

1. *Does not place required stream corridor or wetland buffer easements in separate tracts;*
2. *That proposes the use of streams or wetlands for control or direct discharge of storm or surface water; or*
3. *That proposes alterations of streams or wetlands.*

**Proposals that: [Refer to SAO, Section 5.C]**

1. *Have no required corridor or buffer easement or that place stream corridor or wetland buffer easements in a tract;*
2. *Do not use streams or wetlands for control or direct discharge of storm or surface water; and*
3. *Do not alter streams or wetlands do not need to prepare a sensitive area study for streams. Other sensitive area special studies may still be required.*

**[Refer to Section 5.D., page 9]**

*All sensitive area stream studies shall contain:*

1. *A map of the project area at a 1:200 or larger scale including:*
  - a. *Reference streets and property lines;*
  - b. *Existing and proposed easements, rights-of-way and structures;*
  - c. *Contours at the smallest readily available intervals;*
  - d. *Hydrology: show surface water features both on and adjacent to the site; show any water movement into, through and off of the project area; show stream and wetlands classifications; show seeps, springs, saturated soil zones; label wetlands not in the County inventory as "uninventoried;"*
  - e. *Tops and toes of 40 percent slopes and embankments;*
  - f. *Location of buffer and building setback lines (if required or proposed);*
  - g. *The location of the ordinary high water mark;*
  - h. *The toe of any slope 30 percent or greater within 25 feet of the ordinary high water mark;*
  - i. *The location of any proposed stream crossing, utility easements, or trails; and*
  - j. *The edge of the existing 100-year flood plain and, if determined, the edge of the floodway.*

**[Refer to Section 5.D., page 9]**

2. *A written report detailing:*
  - a. *Study date, authorship and methodology including: dates of field work, sampling methods used and personnel performing field work and data analysis;*
  - b. *Description of the project site and its existing condition;*
  - c. *The total acreage of the site in undisturbed sensitive areas and their associated buffers;*
  - d. *The proposed action and potential environmental impacts of the proposed project to the sensitive area features;*
  - e. *The mitigation measures proposed to avoid or lessen the project's impacts (during construction and permanently). When alterations to the sensitive area or its buffer are proposed, include a mitigation plan as specified by Section C.6. below;*

- f. Weather conditions during and prior to study if relevant to conclusions and recommendations;
- g. Characterization of riparian (streamside) and wetland vegetation according to the Wildlife Habitat Profile, King County Open Space Program. February 1987;
- h. Description of the soil types adjacent to and underlying the stream or wetland, using the Soil Conservation Service soil classification system; determination of the presence or absence of salmonids. Reference sources include the State Department of Fisheries Catalogue of Streams and Salmon Utilizations, Metro Stream Resource Inventories, or State Wildlife Department Game Fish Distribution in Selected Streams Within the Lake Washington Drainage Basin, #83-9. Electrofishing on site or the equivalent may be necessary if no existing documentation is available.

**[Refer to SAO, Section 95, page 60]**

- 3. When a stream alteration is proposed, the study shall include stream width and flow, stability of the channel, type of substratum, estimate of infiltration capacity and biofiltration function, presence of hydrologically linked wetlands, analysis of fish and wildlife habitat and proposed flood plain limits.

**[Refer to SAO, Section 5.D., page 9]**

- 4. **Special Studies: Wetlands.** In addition, for wetlands studies, include the following:

- a. On the map:

- (1) The edge of the wetland as flagged and surveyed in the field using the U. S. Army Corps of Engineers Wetland Delineation Manual;
- (2) The edge of the 100-year flood plain if required by the Surface Water Design Manual; and
- (3) The location of any proposed utility easements or trail corridors.

- b. In the report:

- (1) Description of the wetland using the Fish and Wildlife Service classification system and the general condition of the wetland;
- (2) Determination of actual use of the wetland by any endangered, threatened, rare, sensitive or monitor species of plants or wildlife as listed by the federal government or State of Washington;
- (3) Description of the soil types within the wetland and the proposed buffers using the U.S.D.A. Soil Conservation Service soil classification system; and
- (4) Description of any proposed alterations to the wetland or its buffer including but not limited to filling, dredging, relocating, modification for storm detention, clearing, grading, restoring, enhancing, grazing or other physical activities that change the existing vegetation, hydrology or habitat.

- c. When alterations to the wetlands or its buffer are proposed, map the vegetation of the wetland according to the classification system outlined in Classifications of Wetlands and Deepwater Habitats of the United States, Fish and Wildlife Service, U. S. Department of Interior, 1979 (FWS/OBS 79/31); and



- d. For wetlands not inventoried in the King County Wetlands Inventory 1990, include the information outlined in section 4(a) and (b) above.

### C. Development Standards: Streams

[Refer to SAO, Sensitive Areas Tract, Section 13, page 14]

1. Native Growth Protection Easements (NGPE). Streams and their buffers that shall remain undeveloped shall be designated as NGPEs. These include Class 1 and 2 streams and Class 3 streams where BALD has not waived the NGPE requirements, but not where the alteration section (Section 5 below) expressly exempts the Class 3 stream from an NGPE. Where a stream or its buffer has been altered on the site prior to approval of the development proposal, the area altered shall be restored using native plants and materials. The restoration work shall be done pursuant to a mitigation plan (see section 6 below).

King County may waive the NGPE requirement on Class 3 streams and their buffers if all the following criteria are met:

- a. The stream does not flow directly into a stream used by salmonids;
  - b. The stream is not in a Critical Basin;
  - c. All buffers, building setback lines (BSBL's) and flood plain distances are identified;
  - d. The stream channel and the buffer are maintained as a vegetated open swale without altering the channel dimensions or alignment and are recorded in a drainage easement to King County that requires the channel remain open and vegetated for water quality and hydrologic purposes;
  - e. All clearing proposed within the stream and its buffer shall occur between April 1 and September 1 and shall meet all erosion and sedimentation requirements of the King County Drainage Manual;
  - f. There are no downstream flooding or erosion problems within 1/2 mile of the site;
  - g. The stream is not within an erosion hazard area; and
  - h. No existing water wells are in the stream buffer.
2. Separate Tracts. Streams and buffers designated as NGPE's shall be placed in separate tracts in the development proposals listed below:
- a. Subdivisions
  - b. Short subdivisions
  - c. Planned unit developments
  - d. Master plan developments
  - e. Binding site plans
3. Minimum Buffers. The following buffers are minimum requirements. All buffers shall be measured from the ordinary high water mark (OHWM):
- a. Class 1 streams shall have a 100-foot buffer of natural vegetation on each side of the channel. This buffer may be reduced to 50 feet in Urban and Rural Environments as designated in King County's Shoreline Master Program, where a historical BSBL has been established on adjacent properties;

- b. *Class 2 streams unconstrained by adjacent sensitive areas (see Figure 1) shall have a 50-foot buffer of natural vegetation on each side of the channel;*
- c. *All streams constrained by riparian (streamside) wetlands shall apply the wetland buffer requirement unless stream buffer requirements are more restrictive;*
- d. *On streams within 25 feet of the toe of slopes of between 30 and 40 percent, where the overall slope exceeds 100 feet in horizontal length including small benches and terraces, the buffer shall extend 125 feet in horizontal length from the OHWM. Where the overall slope is less than 100 feet in horizontal length including small benches and terraces, the buffer shall be the minimum for that stream's class; or 25 feet beyond the top of slope, whichever is greater;*
- e. *Class 3 streams shall have a 25 foot buffer on each side of the channel. The buffer shall be of natural vegetation where an NGPE is required;*
- f. *Unclassified streams shall be assigned a classification by BALD using the stream classification system (see Definitions, Section A) and the appropriate buffer shall apply.*

**[Refer to SAO, Section 94.B., page 59]**

- 4. **Additional Buffers.** *BALD may require or recommend increased buffer sizes as necessary to protect streams when either the stream is particularly sensitive to disturbance or the development poses unusual impacts. Examples of circumstances which may require buffers beyond minimum requirements include but are not limited to:*
  - a. *Unclassified Uses (K.C.C. Chapter 21.44);*
  - b. *The stream is in a critical drainage basin as designated by the Surface Water Management Division;*
  - c. *The stream reach adjacent to the proposal is a critical fish habitat for spawning and rearing;*
  - d. *The stream serves as habitat for endangered, threatened, rare, sensitive or monitor species listed by the federal government or the State of Washington;*
  - e. *The land adjacent to the stream and its associated buffer and included within the development proposal is classified as an erosion hazard area; or*
  - f. *A trail or utility corridor in excess of 10 percent of the buffer width is proposed for inclusion in the buffer.*

5. **Alterations.** A stream or its buffer shall only be altered pursuant to these rules. The applicant shall notify adjacent property owners and the Washington Department of Ecology prior to any alteration or relocation of a stream and submit evidence of such notification to the Federal Insurance Administration. All stream alterations shall require a mitigation plan (see section 6 below).

**[Refer to SAO, Section 95, page 60 except for 5.a.6 below]**

- a. **Stream Crossings.** Stream crossings shall be minimized, but when necessary they shall conform to the following standards as well as other applicable laws (see Drainage Manual, King County Road Standards and the Departments of Fisheries, Wildlife or Ecology).
- (1) All crossings using culverts shall use superspan or oversize culverts with appropriate fish enhancement measures. Culverts shall not obstruct fish passage;
  - (2) All stream crossings shall be constructed during summer low flow between June 15 and September 15;
  - (3) Stream crossings shall not occur through salmonid spawning areas unless no other feasible crossing site exists;
  - (4) Bridge piers or abutments shall not be placed in the designated floodway or between the ordinary high water marks unless no other feasible alternative placement exists;
  - (5) Stream crossings shall not diminish the flood-carrying capacity of the stream;
  - (6) Project proponent shall provide for maintenance of culverts and bridges; and
  - (7) Stream crossings shall serve multiple properties whenever possible.
- b. **Storm Water Management.** Use of streams for storm water management shall follow these criteria:
- (1) Class 1 streams shall not be altered for use as retention/detention facilities;
  - (2) Class 2 streams may be altered only for use as regional retention/detention facilities;
  - (3) Class 3 streams may be used for storm water management provided that:
    - the water quality requirements of the Drainage Manual are met;
    - the project is approved by other agencies with jurisdiction; and
    - the class 3 streams does not serve as a food source for salmonids in a class 1 or 2 stream.
  - (4) Other storm water management uses of streams shall be allowed provided that BALD shall develop and apply conditions which minimize the impacts on the hydraulic regime of the stream and impacts to wildlife and fish habitat and water quality.

**[Refer to SAO, Section 95.c, page 61]**

- c. **Relocations.** Class 3 streams may be relocated with appropriate flood plain protection measures under the following conditions:
- (1) the equivalent base flood storage volume shall be maintained;

- (2) *there shall be no impact to local ground water;*
- (3) *there shall be no increase in velocity;*
- (4) *there shall be no interbasin transfer of water;*
- (5) *the relocation shall occur on-site. Upon demonstration that on-site relocation is unfeasible, BALD may consider off-site relocation subject to all necessary easements and waivers from affected property owners;*
- (6) *the alteration conforms to other applicable laws or rules (see Drainage Manual and Departments of Fisheries and Wildlife);*
- (7) *the required mitigation plan has been reviewed and approved by BALD;*
- (8) *the studies required in section 1b shall be submitted; and*
- (9) *the standards of section C.1 are met.*

**[Refer to SAO, Section 88, page 48]**

*d. Trails. Public and private trails may be allowed within buffers on all streams. Trail planning, construction and maintenance shall adhere to the following criteria:*

- (1) *trail alignment shall follow a path beyond a distance from the OHWM equal to 50 percent of the buffer width except that trails may be placed on existing levies or railroad grades within these limits;*
- (2) *trails constructed of asphalt or concrete shall follow a path beyond a distance from the OHWM equal to 75 percent of the buffer width;*
- (3) *trail alignment shall avoid trees in excess of 12 inches dbh;*
- (4) *trail construction and maintenance shall follow the U.S. Forest Service "Trails Management Handbook" (FSH 2309.18, June 1987) and "Standard Specifications for Construction of Trails" (EM-772tl-102, June 1984);*
- (5) *access trails to viewing platforms within the stream buffer may be provided so long as they do not occur more frequently than one every 150 feet. Trail access and platforms shall be aligned and constructed to minimize disturbance to valuable functions of the stream and still provide enjoyment of the resource. Interpretative signs are encouraged;*
- (6) *trail width in excess of 10 percent of the minimum buffer width shall require an additional buffer width equal to the proposed trail width; and*
- (7) *equestrian trails shall provide adequate water quality protection measures to assure that runoff from the trail does not directly discharge to the stream.*



**[Refer to SAO, Section 95.G, page 62]**

- e. **Utilities.** Public and private utility corridors may be allowed within buffers on all streams. Corridor alignment, construction, restoration and maintenance shall adhere to the following criteria:
- (1) corridor alignment shall follow a path beyond a distance from the OHWM equal to 50 percent of the buffer width;
  - (2) corridor construction and maintenance shall maintain and protect the hydrologic and hydraulic functions of the stream and the buffers;
  - (3) corridors whose construction exceeds 10 percent of the buffer width shall require an additional buffer width equal to the proposed construction width;
  - (4) corridors shall be fully revegetated with appropriate native vegetation upon completion of construction; and
  - (5) any required maintenance roads shall be the minimum width but no greater than 15 feet. Roads shall be maintained without use of herbicides and shall be available for use as a trail. Roads shall closely approximate the location of the utility to minimize disturbance.
- f. **Flood Protection. (Reserved)**
- g. **Stream Channel Stabilization.** A class 1 or 2 stream channel may be stabilized when movement of the stream channel threatens existing residential or commercial structures, public improvements, unique natural resources, or the only feasible access to property. Class 3 streams shall not be stabilized but may be relocated or placed in vegetated channels as provided in these rules.
- The preferred methodology for stream channel stabilization is bioengineering or some combination of bioengineering and more traditional structural solutions. Bioengineering involves use of plant materials to stabilize eroding stream banks. The requirements for studies in these rules (section B) and the Drainage Manual (Chapter 4) must be met for all channel stabilization proposals. The applicant must receive approval from all agencies with jurisdiction.
- h. **Animal Management.** The County may require a stream to be fenced and provided with a livestock access pad where the proposed development abuts an unfenced ownership that is actively used for pasturing or grazing, or where there is reason to believe livestock will be kept on the project site itself.

**[Refer to SAO, Section 96, page 63]**

6. **Mitigation.** If an alteration is allowed then the associated impacts will be considered unavoidable and the following mitigation measures to minimize and reduce stream impacts shall be required. These measures include restoration/rehabilitation and compensation.
- a. Restoration/rehabilitation is required when a stream or its buffer has been altered on the site prior to development approval and as a consequence, its natural functions have been degraded. All restoration shall occur pursuant to an approved mitigation plan. Restoration is also required when the alteration occurs during the construction of an approved development proposal.
  - b. Restoration for approved stream alterations shall meet the following minimum performance standards and shall occur pursuant to an approved mitigation plan:
    - (1) Maintain stream channel dimensions, including identical depth, length and gradient;

- (2) *Restore native vegetation unless expressly waived by BALD;*
- (3) *Create an equivalent channel bed;*
- (4) *Create equivalent biofiltration;*
- (5) *Replace habitat value unless expressly waived by BALD; and*
- (6) *Replace horizontal alignment (meander length).*

**[Refer to SAO, Section 96 and Section 15.B]**

- c. *Compensation. The overall aim of compensation is no net loss of functions on a development site. Compensation includes replacement or enhancement of streams due to approved alterations. Replacement is required when an approved development proposal alters a stream. Enhancement occurs when a development proposal seeks to utilize a stream for some purpose but proposes to improve the habitat and/or hydrologic functions.*
- d. **Mitigation Plans for Alterations to Streams.** The scope and content of a mitigation plan shall be decided on a case-by-case basis. As the impacts to the sensitive area increase, the mitigation measures to offset these impacts will increase in number and complexity. The seven components of a complete mitigation plan are as follows:
  - (1) **Baseline Information.** This is quantitative data collection or a review and synthesis of existing data for both the project impact zone and the proposed mitigation site. For streams, habitat value, functional value and habitat evaluation are necessary. At a minimum the following levels of analysis should be included:
    - Reconnaissance and evaluation - information required for the special studies (section V-D), additional visual survey of the stream system and/or other pertinent information.
    - Habitat Trend Analysis - the current accepted reference for this method of analysis is Armontrout, N., ed. 1985, Aquatic Habitat Inventory and Standard Methods, American Fisheries Society.
    - Extensive Measurement Analysis - in some cases a more detailed analysis may be required. For this type of analysis the current reference is Platts, W.S. et. al. 1987, Methods for Evaluating Riparian Habitats with Applications to Management, General Technical Report INT-221, U.S.F.S., Intermountain Research Stations.
    - Extended monitoring - in an abnormal rainfall year predevelopment monitoring may be necessary to provide adequate baseline data.

- (2) Environmental Goals and Objectives. These are written goals and objectives that describe the purposes of the mitigation measures. This should include a description of site selection criteria, identification of target evaluation species and resource functions.
- (3) Performance Standards. These are the specific criteria for fulfilling environmental goals and for beginning remedial action or contingency measures. They may include water quality standards, species richness and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria.
- (4) Detailed Construction Plan. These are the written specifications and descriptions of mitigation techniques. This plan should include the proposed construction sequence accompanied by detailed site diagrams and blueprints that are an integral requirement of any development proposal.
- (5) Monitoring and/or Evaluation Program. This component outlines the approach for assessing a completed project. It also describes the experimental and control site survey or sampling methods. A protocol shall be included that spells out how the monitoring data will be evaluated by agencies that are tracking the mitigation project's progress.
- (6) Contingency Plan. This section identifies potential courses of action and any corrective measures to be taken when monitoring or evaluation indicates project performance standards have not been met.
- (7) Performance and Maintenance Bonds. This includes commitments or written agreements indicating posting of a bond to ensure fulfillment of both the mitigation project, the monitoring program and agreed upon contingency measures.

King County shall determine during the review of the required studies which of the above components shall be required as part of the mitigation plan. Key factors in this determination shall be the size and nature of the development proposal, the nature of the impacted sensitive areas, and the degree of cumulative impacts on the sensitive area from other development proposals.

#### **D. Development Standards: Wetlands**

1. *NGPE's. Wetlands and their buffers that remain undeveloped pursuant to the SAO and these rules shall be designated as NGPEs. These include Number 1 and 2 wetlands and Number 3 wetlands not subject to alteration. Any wetland created as compensation for approved alterations shall be designated as an NGPE. "Wetponds" established and maintained for control of storm water (see Surface Water Design Manual) are exempt from NGPE's.*
  2. *Separate Tracts. Wetlands and their buffers designated as NGPE's shall be placed in a separate sensitive area tract in the development proposal listed in section 13 (SAO).*
- [Refer to SAO, Section 90.A, page 50]**
3. *Minimum Buffers. The following buffers are minimum requirements. All buffers are measured from the wetlands edge as surveyed in the field.*
    - a. *Number 1 wetlands shall have a 100 foot undisturbed buffer of natural vegetation.*
    - b. *Number 2 wetlands shall have a 50 foot undisturbed buffer of natural vegetation.*
    - c. *Number 3 wetlands shall have a 25 foot undisturbed buffer of natural vegetation.*

- d. *Any wetland created as compensation for approved wetland alterations shall have the minimum buffer required for the new classification of the created wetland. "Wetponds" (see Surface Water Design Manual) are exempt from providing buffers.*
- e. *Uninventoried wetlands shall be assigned a rating by BALD based on the wetland study and field verification and the appropriate buffer shall apply.*

**[Refer to SAO, Section 90.B, page 51]**

- 4. *Additional Buffers. BALD may require or recommend increased buffer sizes as necessary to protect wetlands when either the wetland is particularly sensitive to disturbance or the development poses unusual impacts. Examples of circumstances which may require buffers beyond minimum requirements include but are not limited to:*

- a. *Unclassified uses (K.C.C. Chapter 21.44);*
- b. *The wetland is in a critical drainage basin as designated by the Surface Water Management Division;*
- c. *The wetland is a critical fish habitat for spawning or rearing as determined by the Washington Departments of Fisheries or Wildlife;*
- d. *The wetland serves as an important ground water recharge area as determined by a Ground Water Management Plan;*
- e. *The wetland acts as habitat for endangered, threatened, rare, sensitive or monitor species;*
- f. *The land adjacent to the wetland and its associated buffer and included in the development proposal is classified as an erosion hazard area; or*
- g. *A trail or utility corridor in excess of 10% of the buffer width is proposed for inclusion in the buffer.*

**[Refer to SAO, Section 91, page 53 except 5.b.1]**

- 5. *Alterations. A wetland or its buffer shall only be altered pursuant to these rules. All wetland alterations shall require a mitigation plan (see section 6 below).*

- a. *Any wetland may be altered to the minimum extent necessary to gain access to developable property when no other reasonable alternative access exists. Alteration proposals shall be subject to BALD review and shall require compensation pursuant to a mitigation plan (see section 6 below).*
- b. *Use of wetlands and their buffers for storm water management shall only be allowed pursuant to the following criteria. These criteria may be revised depending upon results produced by the Puget Sound Wetlands and Stormwater Research Program.*
  - (1) *Number 1 wetlands shall not be altered for use as retention/detention facilities;*
  - (2) *Number 2 wetlands may be altered only for regional retention/detention facilities;*
  - (3) *Number 3 wetlands may be altered for use as retention/detention facilities provided that all water quality requirements of the Surface Water Design Manual are met;*
  - (4) *Other storm water management uses of wetlands shall be allowed provided that BALD shall develop and apply conditions which minimize the impacts of changes to the*



*hydraulic regime of the wetland as it relates to the beneficial uses and impacts to wildlife habitat and water quality.*

**[Refer to SAO, Section 91.C.5]**

- c. *Number 3 wetlands may be altered pursuant to the mitigation requirements of section 6 below.*

**[Refer to SAO, Section 91.D, page 55]**

- d. *Trails. Public and private trails may be allowed within buffers on all wetlands and within number 3 wetlands. Trail planning, construction and maintenance shall adhere to the following criteria:*

- (1) Trail alignment shall follow a path beyond a distance from the wetland edge equal to 50% of the buffer width except that trails may be placed on existing levies or railroad grades within these limits.*
- (2) Trails constructed of asphalt or concrete shall follow a path beyond a distance from the wetlands edge equal to 75% of the buffer width;*
- (3) Trail alignment shall avoid trees in excess of 12" dbh;*
- (4) Trail construction and maintenance shall follow the U.S. Forest Service "Trails Management Handbook" (FSH 2309.18, June 1987) and "Standard Specifications for Construction of Trails" (EM-7720-1 02, June 1984);*
- (5) Access trails to viewing platforms within the wetland may be provided so long as they do not occur more frequently than one every 150'. Trail access and platforms shall be aligned and constructed to minimize disturbance to valuable functions of the wetland and still provide enjoyment of the resource. Interpretative signs are encouraged;*
- (6) Trail width in excess of 10% of the minimum buffer width shall require an additional buffer width equal to the proposed trail width; and*
- (7) Equestrian trails shall provide adequate water quality protection measures to assure that runoff from the trail does not directly discharge to the wetland.*

**[Refer to SAO, Section 91.A, page 53]**

- e. *Utilities. Public and private utility corridors may be allowed within buffers on all wetlands and within number 3 wetlands. Proposals to place utility corridors in number 1 and 2 wetlands require specific Council approval. Corridor alignment, construction, restoration and maintenance shall adhere to the following criteria:*

- (1) Corridor alignment shall follow a path beyond a distance from the wetland edge equal to 50% of the buffer width;*
- (2) Corridor construction and maintenance shall maintain and protect the hydrologic and hydraulic functions of the wetland and the buffers;*
- (3) Corridors whose construction exceeds 10% of the buffer width shall require an additional buffer width equal to the proposed construction width;*
- (4) Corridors shall be fully revegetated with appropriate native vegetation upon completion of construction; and*

- (5) Any required maintenance roads shall be the minimum width but no greater than 15 feet. Roads shall be maintained without use of herbicides and shall be available for use as a trail. Roads shall closely approximate the location of the utility to minimize disturbance.

**[Refer to SAO, Section 92, page 56]**

6. **Mitigation.** If an alteration is allowed then the associated impacts will be considered unavoidable and the following mitigation measures to minimize and reduce wetland impacts shall be required. These measures include restoration/rehabilitation and compensation.
- a. **Restoration/rehabilitation** is required when a wetland (or stream) or its buffer has been altered on the site prior to development approval and as a consequence its natural functions have been degraded. All restoration shall occur pursuant to an approved mitigation plan. Restoration is also required when the alteration occurs during the construction of an approved development proposal.
- b. **Compensation.** The aim of compensation is no net loss of wetland functions on a development site. Compensation includes replacement or enhancement of wetlands (or streams) due to approved alterations. Replacement is required when an approved development fills or dredges a wetland. Enhancement occurs when a development proposal utilizes a wetland for some purpose but proposes to improve the habitat and/or hydrologic functions. "Wetponds" established and maintained for control of storm water shall not constitute compensation for wetland alterations. Compensation for approved wetland alterations shall meet the following minimum performance standards and shall occur pursuant to an approved mitigation plan.

**[Refer to SAO, Section 92, page 57 for 6.1 and 6.2]**

- (1) **On-site and In-kind.** Unless otherwise approved, filling of wetlands shall be compensated for on-site using the following formulas:
- number 1 and 2 wetlands on a 2:1 area basis with equal or greater habitat value and with equivalent storage capacity;
  - number 3 wetlands on a 1:1 area basis with equal or greater habitat value and with equivalent storage capacity.
- (2) **Off-site and In-kind.** BALD may consider and approve off-site compensation where the applicant can demonstrate that greater biological and hydrological values will be achieved. The compensation may include either enhancement or creation of wetlands or enhancement/restoration of streams so long as the project is within the same sub-drainage basin. The compensation formulas required above shall apply for off-site compensation as well.
- (3) For storm water control projects involving the construction of a berm around a wetland, the compensation ratios may be altered when the excavation to replace storage and vegetation lost due to the berm results in greater adverse impacts to the wetland than the berm itself.
- c. **Mitigation Plans for alterations to Wetlands and Streams.** The mitigation plan shall be decided on a case-by-case basis. As the impacts to the sensitive area increase, the mitigation measures to offset these impacts will increase. The seven components of a complete mitigation plan are as follows:
- (1) **Baseline Information.** This is quantitative data collection or a review and synthesis of existing data for both the project impact zone and the proposed mitigation site. For wetlands, the information should define habitat values (e.g., the U. S. Fish and Wildlife Service Habitat

Evaluation Procedures), functional values (e.g., wetland value assessment procedures of Adamus and Stockwell, 1983), or document pertinent resource characteristics such as habitat area or species counts or density (e.g., mean number of eelgrass shoots per square meter).

- (2) Environmental Goals and Objectives. These are written goals and objectives that describe the purposes of the mitigation measures. This should include a description of site selection criteria, identification of target evaluation species and resource functions.
- (3) Performance Standards. These are the specific criteria for fulfilling environmental goals and for beginning remedial action or contingency measures. They may include water quality standards, species richness and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria.
- (4) Detailed Construction Plan. These are the written specifications and descriptions of mitigation techniques. This plan should include the proposed construction sequence, accompanied by detailed site diagrams and blueprints that are an integral requirement of any development proposal.
- (5) Monitoring and/or Evaluation Program. This component outlines the approach for assessing a completed project. It also describes the experimental and control site survey or sampling methods. A protocol shall be included that spells out how the monitoring data will be evaluated by agencies that are tracking the mitigation project's progress.
- (6) Contingency Plan. This section identifies potential courses of action and any corrective measures to be taken when monitoring or evaluation indicates project performance standards have not been met.
- (7) Performance and Maintenance Bonds. This includes commitments or written agreements indicating posting of a bond to ensure fulfillment of both the mitigation project, the monitoring program and agreed upon contingency measures.

King County shall determine during the review of the required studies which of the above components shall be required as part of the mitigation plan. Key factors in this determination shall be the size and nature of the development proposal, the nature of the impacted sensitive areas and the degree of cumulative impacts on the sensitive area from other development proposals.

- \* For comparative purposes, the Washington State Department of Natural Resources (DNR) stream classification system translates to the classification system used in the King County Sensitive Areas Ordinance (SAO) as follows:

<u>DNR</u>	<u>SAO</u>
Type I	Class I
Type II-IV	Class II
Type V (with salmonids)	Class II
Type V (no salmonids)	Class III

## **Development Conditions: Overlooking Walls Of Green River Gorge And Valley**

Lands overlooking the Green River Gorge and the Upper Green River Valley face a unique hazard due to the instability and height of the gorge and valley walls. Soil failures and slides along these walls, which are vertical or nearly vertical at many points, can result in major earth movements, as the loosened material seeks a stable "angle of repose," which probably will not be steeper than one-to-one (height to horizontal distance between slope top and toe). A one-to-one, or 100 percent slope in these circumstances may mean that extensive land on top of these walls may be unstable, since the walls are 200 to over 500 feet tall in many places. Therefore the review area for this hazard is set at 660 feet, which is the depth of a typical 10-acre parcel in the area, and the normal building setback required will be 100 feet, twice that required in the SAO for "steep" slopes, defined as those steeper than 40 percent.

All development within 660 feet of the top of the slopes of the Green River Valley and Green River Gorge shall meet the following requirements:

### **A. General**

The procedural requirements of the Sensitive Areas Ordinance shall apply to permit and land use approval applications within this area, except for a single-family residence or accessory structure constructed by an owner or lessee for his or her own use. Such residences or accessory structures shall still comply with the development standards of this section.

### **B. Standards**

1. No discharge of water from any constructed drainage system shall be allowed onto valley or constructed drainage system shall be allowed onto valley or ravine side slopes, or into any swales which discharge onto these slopes. If storm water flow needs to be routed over these slopes, it shall be carried in a tight-line system which can be installed with a minimum of slope disturbance and which is sufficiently durable to withstand slope movements, tree fall or other hazards. The tightline shall discharge to a non-erodible location at the toe of the slope.
2. Building setback lines (BSBL's) for residences shall be 100 feet from the top of any slope over 15 percent in the direction of the Green River, unless the applicant:
  - a. Shows that this requirement precludes any reasonable use of the property; and
  - b. Provides geotechnical studies showing conclusively that the normal BSBL's required by the Sensitive Areas Ordinance are sufficient to avoid any future instability caused by a major landslide on or near the subject property.



## **Areawide Development Conditions: Trails**

The Enumclaw Community Plan trails policy calls for dedication of trail right-of-way in conjunction with development. To implement this policy, a P-suffix condition requiring trail right-of-way dedication as a subdivision condition will be applied to properties where existing trails have historically been used by the public.

## **Chapter 13: Rural Neighborhood Center Zoning Maps And P-suffix Conditions**

The King County Comprehensive Plan defines Rural Neighborhood Centers as very small shopping areas offering limited convenience goods and services to rural residents. New or expanded Rural Neighborhood Centers are not provided for in the Comprehensive Plan due to planned low rural population densities and rural public service levels (policy CI-601), and the need to emphasize economic development in the City of Enumclaw as the planning area's designated Rural Activity Center (policy PC-116). See also policies EN 41 and EN 42 of the Enumclaw Community Plan.

### **Zoning Maps**

The Enumclaw Community Plan designates six Rural Neighborhood Centers: the Auction Barn, Boise, Cumberland, Krain Corner, and the intersections of 236th Ave. S.E. and Highway 164 (Phoenix Saloon) and SE 416th Street and Highway 169. The zoning map enlargements following this page show their exact boundaries. The zoning used to designate these Rural Neighborhood Centers is Neighborhood Business (B-N-P).

This zone implements Enumclaw Community Plan policies EN 41 through 44. (Note: a replacement classification of Rural Neighborhood Centers may be applied in place of B-N-P without amending the Enumclaw Community Plan, provided the P-suffix conditions below remain in force.)

### **Rural Neighborhood P-Suffix Conditions**

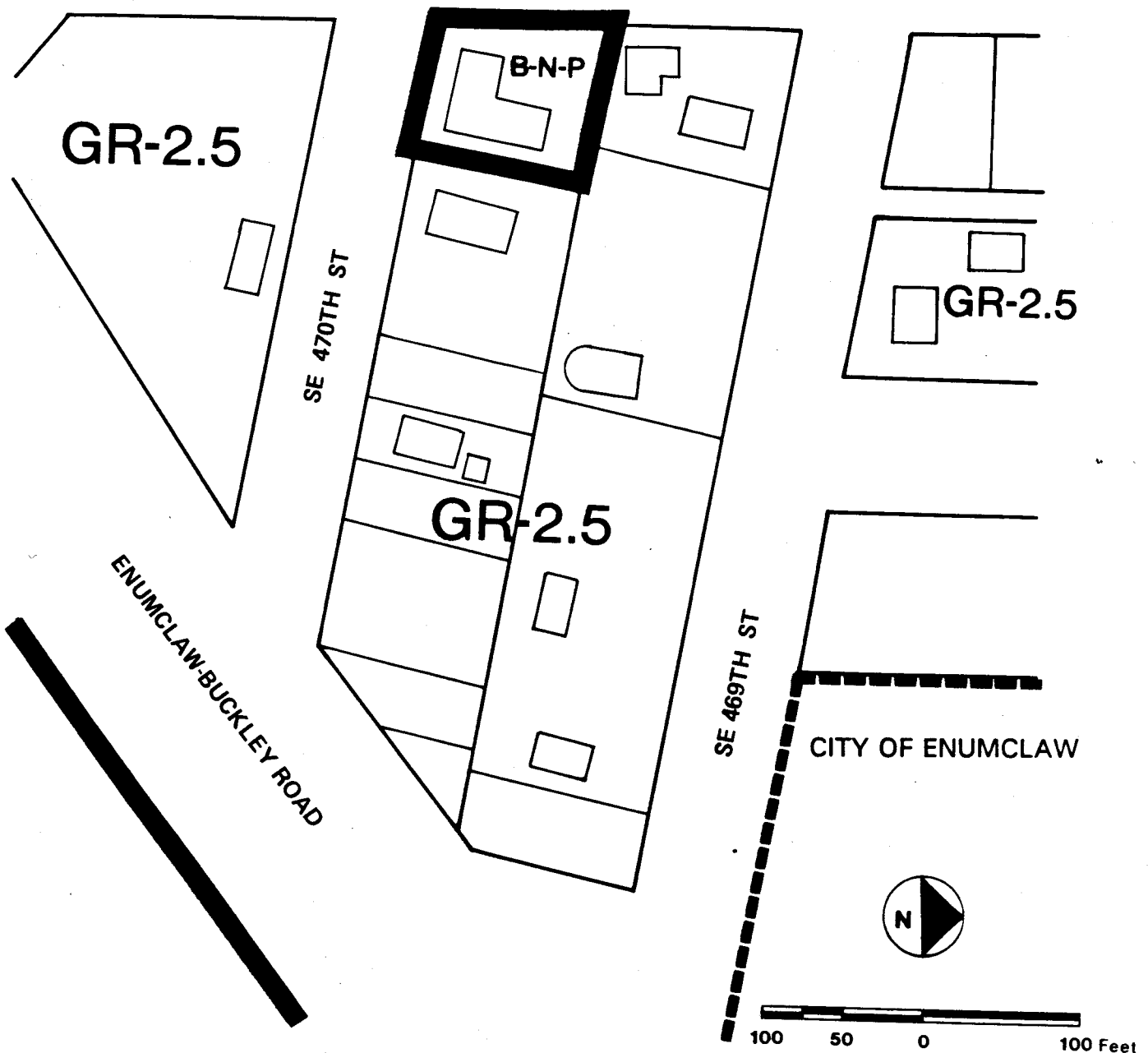
Pursuant to KCC 21.46.150 through .200 as amended, the following P-suffix conditions shall apply to all Rural Neighborhood Centers designated by the Enumclaw Community Plan:

1. New or expanded uses shall be permitted only insofar as current development standards for landscaping, parking and drainage control can be met within the boundaries of the Rural Neighborhood Center, as defined by the existing limits of its Neighborhood Business-zoned property or properties.
2. Adjacent undeveloped lands may be purchased and consolidated with a Neighborhood Business-zoned ownership to use as a drainfield or drainfield reserve area to meet requirements for safe disposal of waste water. Such drainfield sites shall continue to be zoned for rural or agricultural uses, and shall not be considered part of a Rural Neighborhood Center for any other purpose.

See Chapter 4 of the Enumclaw Community Plan for special recommendations on Zoning Code amendments to address Rural Neighborhood Centers.

# A-35

244TH AVE SE

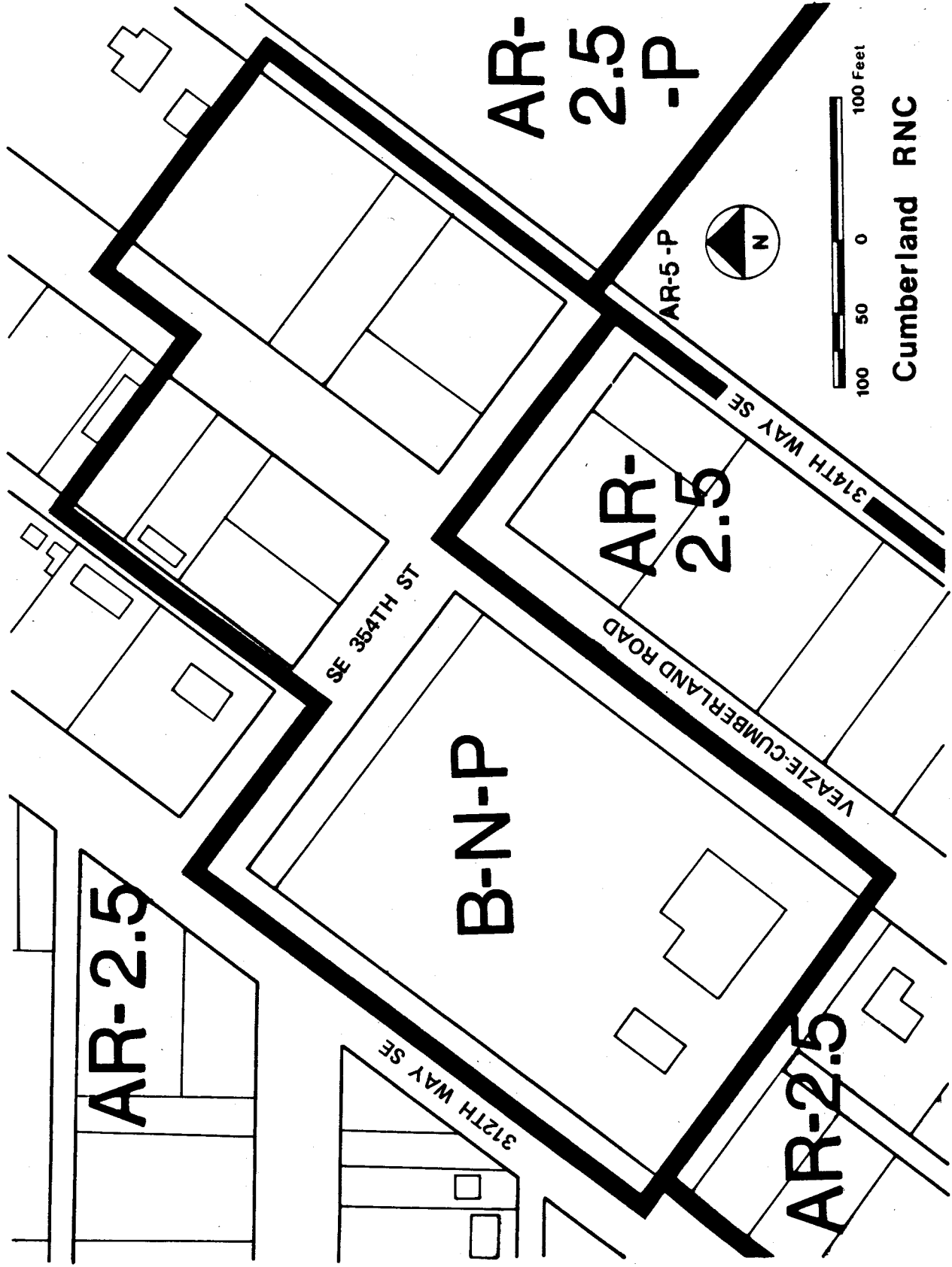


W 35-20-6

Boise RNC







W 28-21-7



W 1-20-6

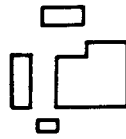


Feet 200 100 0 200

Krain Corner  
RNC

AR-5

B-N-P



A-10

SE 400TH ST

KRAIN-VEAZIE



B-N-P



AR-10

AR-5



W 12-20-6







Feet 200 100 0 200

Hwy 164 and 228th SE  
RNC

A - 35

B-N-P

228TH AVE SE

SR 164

AUBURN-ENUMCLAW ROAD

A - 35

W21 T20N R6E





Feet 200 100 0 200

Hwy 164 and 236 th SE RNC

AR-5

GR-5

236th AVE SE

ENUMCLAW-AUBURN ROAD

(SE 436th ST)

GR-5

B-N-P

W 22-20-6





HWY 169

SE 416TH ST

AR-10

B-N-P

AR-10

AR-10-P

264TH AVE SE

AR-10-P

Hwy 169 and  
SE 416th RNC



Feet 200 100 0 200

GR-5

W 13-20-6



# **Chapter 15: Site Specific P-Suffix Conditions**

## **Site Specific P-Suffix Development Conditions**

### **A. Enumclaw Airport Area**

The King County Comprehensive Plan calls for low-intensity land uses (e.g., green belts) or economic uses with low employee density (e.g., warehousing) near airports, especially in approach and take-off zones (KCCP policy F-240). The Enumclaw Community Plan recognizes the Enumclaw Airport, located in a designated Rural Area, and between the Agricultural Production District and the City of Enumclaw and its designated expansion area (Section 27, Township 20, Range 6), as the logical focus for future growth in aviation on the plateau (policy EN-60).

Pursuant to K.C.C. 21.46.150 through .200 as amended, the following P-suffix conditions shall apply to short subdivisions and subdivisions near the Enumclaw Airport (the above-mentioned zones, in Sections 22, 26 and 27, Township 20, Range 6):

1. Short subdivisions and subdivisions shall be designed in accordance with the clustering provisions of the zone to eliminate, or minimize if the subject property cannot otherwise be reasonably developed, residential building sites under the designated approach and take-off zones of the Enumclaw Airport.
2. Short subdivisions and subdivisions on properties within one-half mile of the Enumclaw Airport but not within its approach or take-off zones, shall be laid out to maximize the distances between the runway and each building site.
3. The following statement shall be recorded on the face of all short subdivisions and subdivisions, and shall be shown to all prospective buyers of lots or homes prior to their signing purchase agreements:

"This property is near the Enumclaw Airport, a general aviation facility recognized as a legitimate land use by King County. Air traffic in this area, whether at current or increased levels, is consistent with King County land use policies provided it conforms to all applicable state and federal laws."



## **B. Weyerhaeuser Mill**

The following P-Suffix condition applies:

Uses are limited to processing of harvested timber into dimensional lumber, cants, treated lumber, plywood and similar wood products, as enumerated in the following Standard Industrial Classification Manual (Executive Office of the President, Office of Management and Budget, 1987 ed.) codes: 242, 2435, 2436, 2439, 2491, and 2493; plus, storage of logs and wood products produced on site, wholesaling and packaging of products produced on site, helipad, accessory structures customarily incidental to the above uses, and generation or cogeneration of energy with forest product residues used in the permitted processes on site. This zoning is intended to recognize an existing legally established use. The underlying King County Comprehensive Plan designation of this site remains Forest Production District.

## **C. Skieens Property**

The following P-Suffix condition applies:

A buffer of 100 feet should be established on the eastern edge of the property between the building site and the adjacent Forest Production District.

## **Chapter 15: Adopted Zoning Maps**

The following maps are reduced reproductions of the adopted Official Zoning Maps for the Enumclaw planning area. The official maps are available for public inspection and use at the Building and Land Development Division. The section maps have a scale of one inch = 200 feet; the township maps have scales of one inch = 600 feet.

To determine the zoning for a specific parcel of land, open the Index to Zoning Maps on page 155. Find the section-township-range within which the parcel is located. The page number of the detailed half-section map is located in the lower corner of the half-section. Turn to the half-section map or township and locate the parcel. The zone classification and applicable Enumclaw Community Plan policies are found on the facing page. The zone designation indicates the allowed use of the property and the permitted density. Appendix F gives a brief description of each zone classification.

The P-suffix to the zone designation indicates that one or more specific development conditions must be met if the property is to be subdivided or developed. The P-suffix conditions (pages 117-150) includes the complete text of each condition. The King County Building and Land Development Division has a parcel-specific record of which development conditions apply to each individual property.





**ADOPTED AREA ZONING**

**RURAL RESIDENTIAL ZONING**

- AR-10 One home per 10 acres
- AR-5 One home per 5 acres
- AR-2.5 One home per 2.5 acres

**GROWTH RESERVE**

- GR-5 5 acre minimum lot size
- GR-2.5 2.5 acre minimum lot size

**COMMERCIAL**

- B-N Neighborhood Business

**RESOURCE ZONING**

- A-10 Agriculture: 10 acre minimum lot size
- A-35 Agriculture: 35 acre minimum lot size
- F Forest: 80 acre minimum lot size
- INDUSTRIAL**
- M-H Resource-related Industrial

**Note:** See Area Zoning Document for specific P-suffix conditions

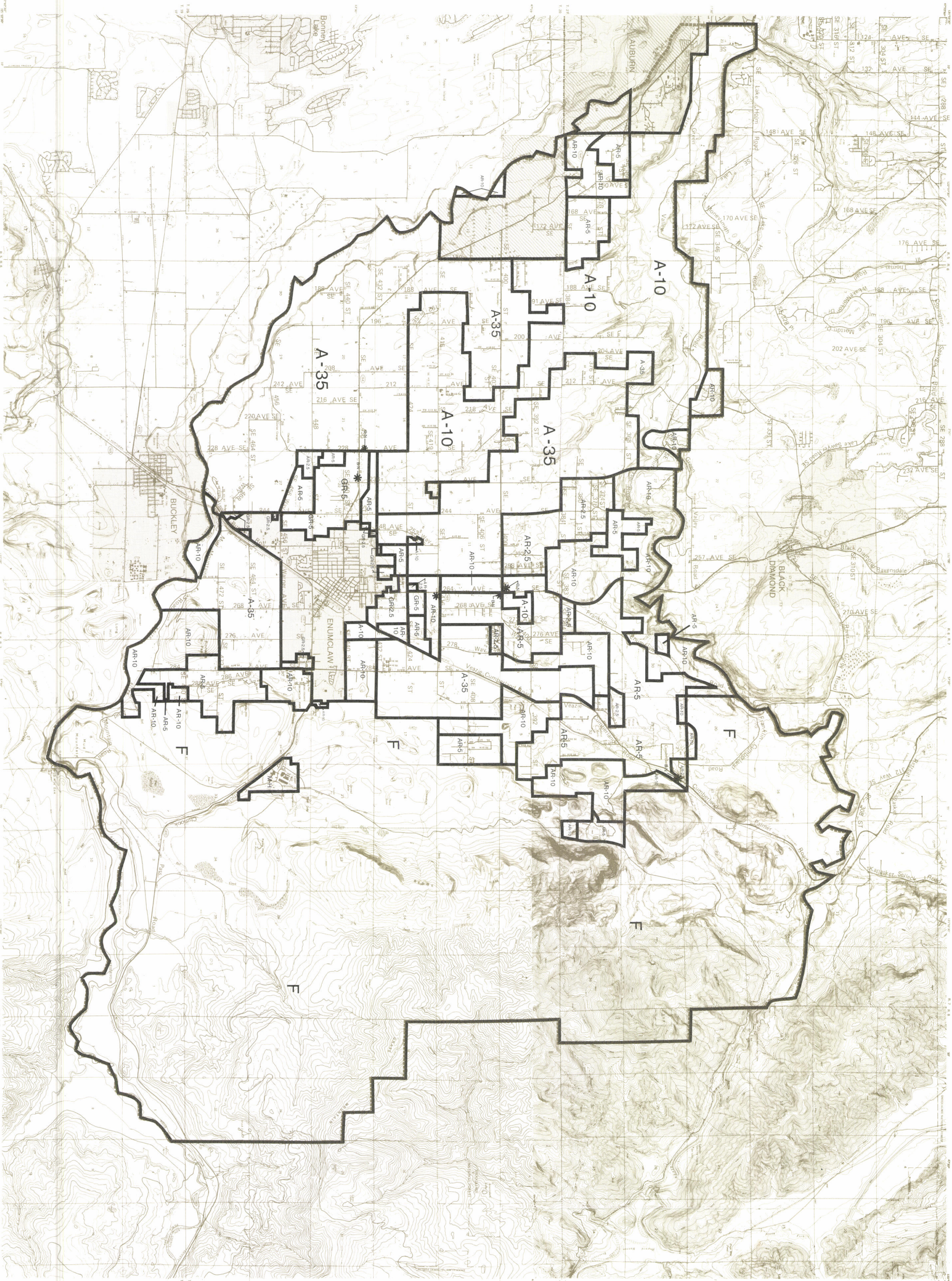


# Enumclaw

Community Plan



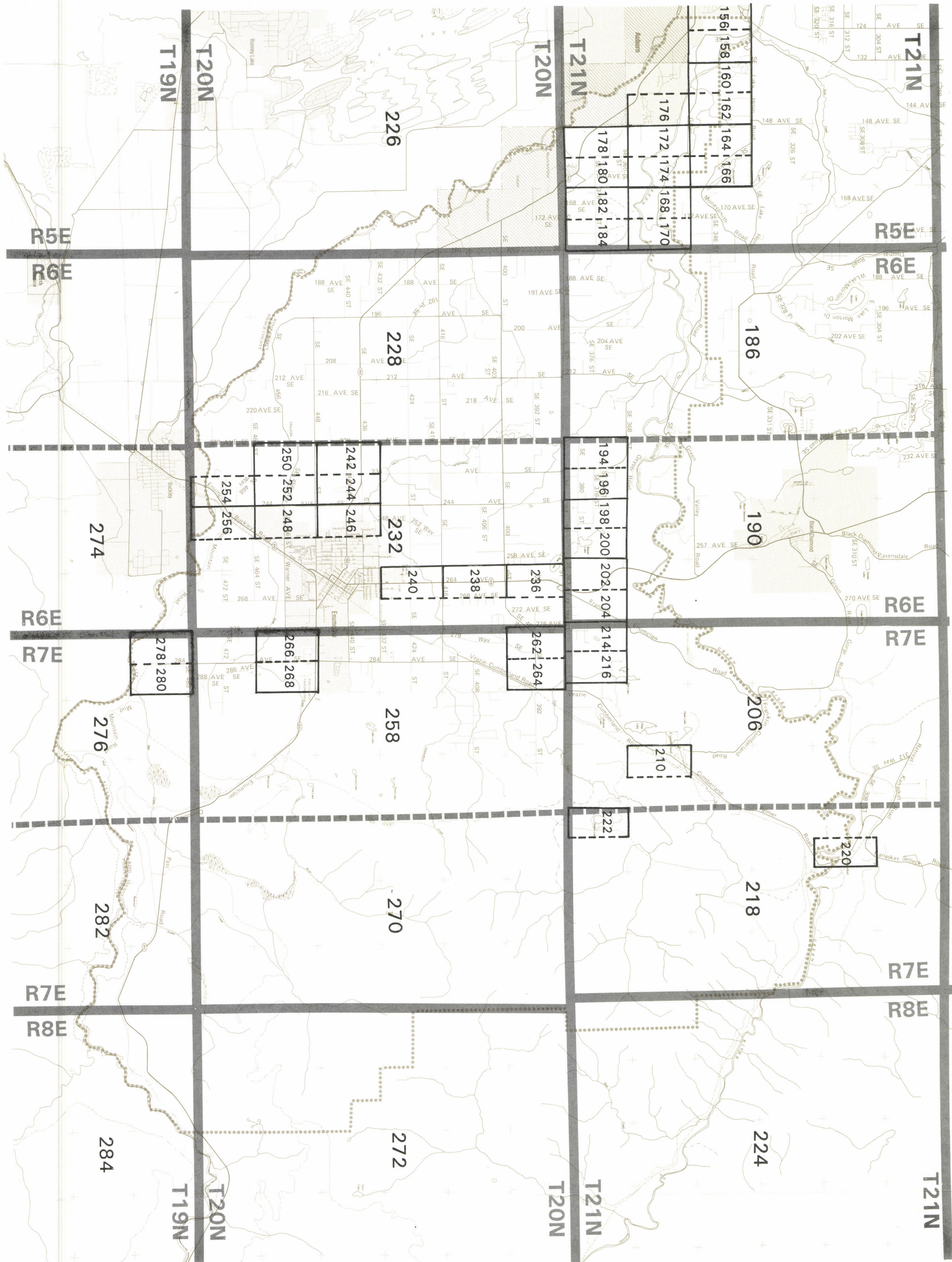
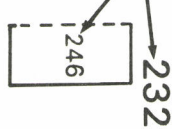
King County Planning and  
Community Development Division







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This Document



**Enumclaw**  
Community Plan



King County Planning and  
Community Development Division





# **Area Zoning Maps**



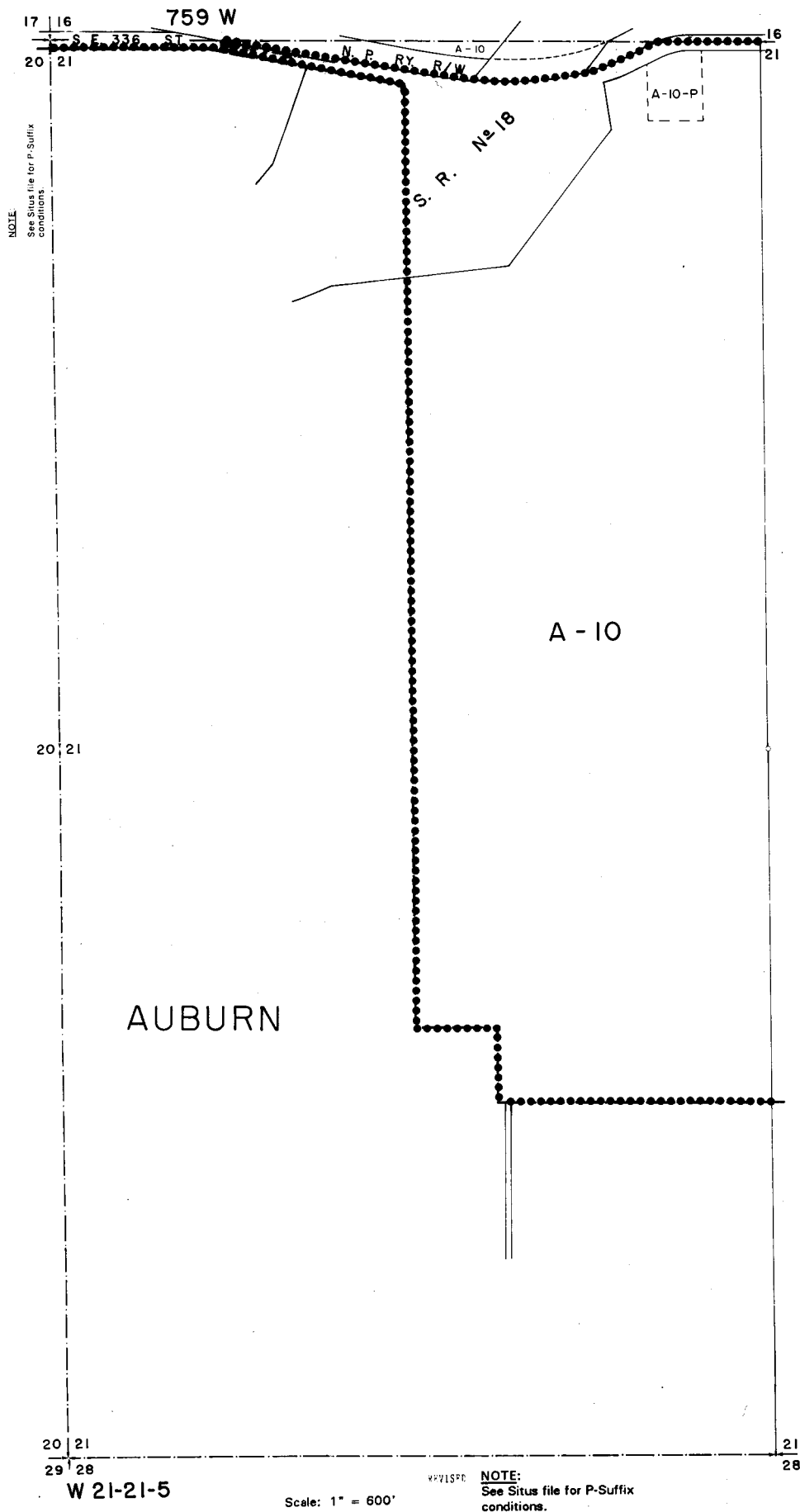
A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

A-10-P

The Neely Mansion, a designated King County landmark, is located on this site. See page 117 for P-suffix conditions that apply to landmarks.



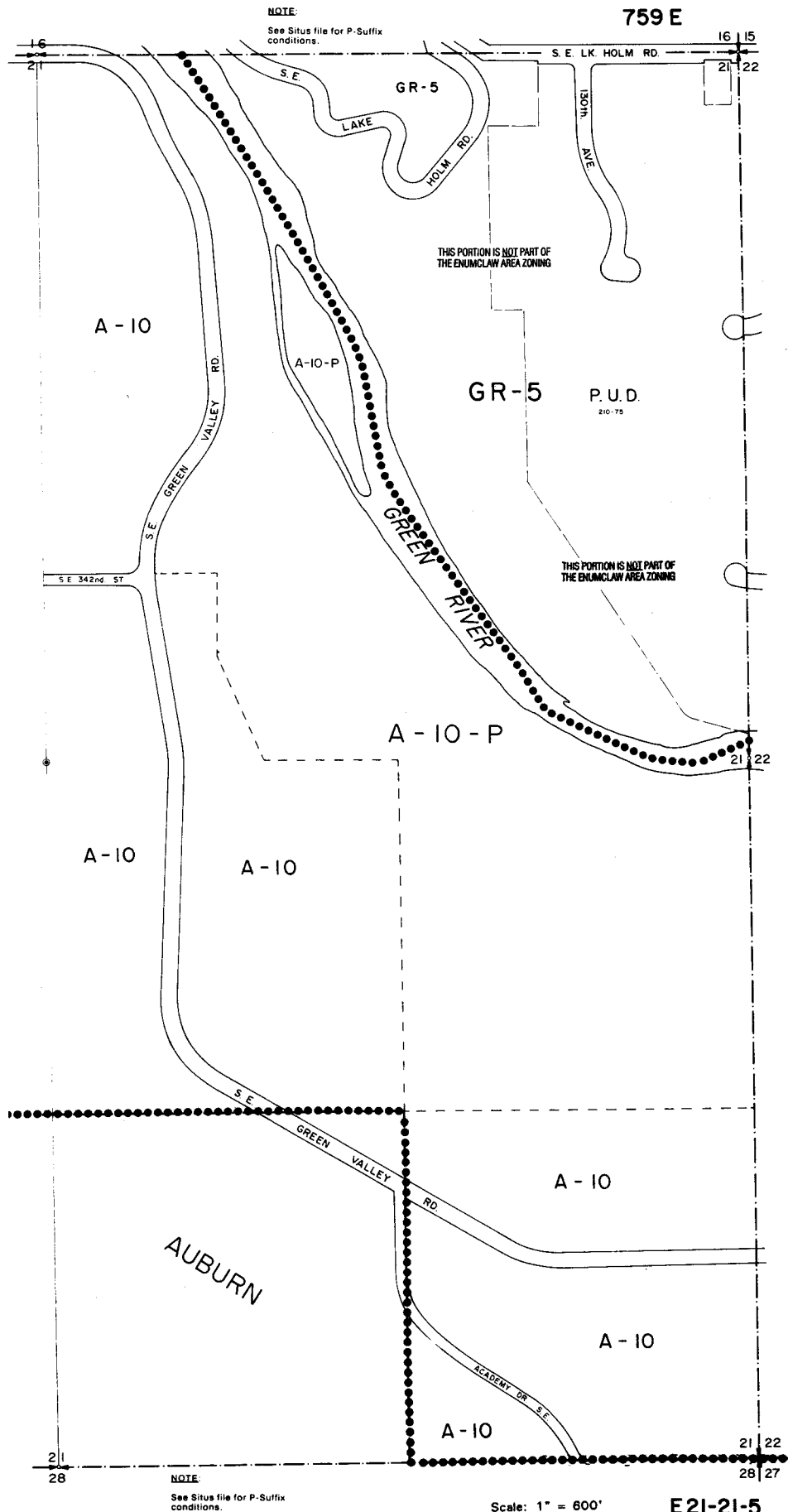
A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

A-10-P

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.





A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

A-10-P

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.

**W 22-21-5**

**Scale: 1" = 600'**

A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

A-10-P

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.

NOTE:

See Situs file for P-Suffix conditions.

768 E

15 14  
22 23  
S. E. LAKE HOLM RD. S. E. 336th ST.

GR-5

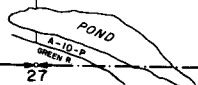
THIS PORTION IS NOT PART OF  
THE ENCLAVE AREA ZONING

A-10

A-10-P

A-10-P

A-10



NOTE:

See Situs file for P-Suffix conditions.

Scale: 1" = 600'

E22-21-5

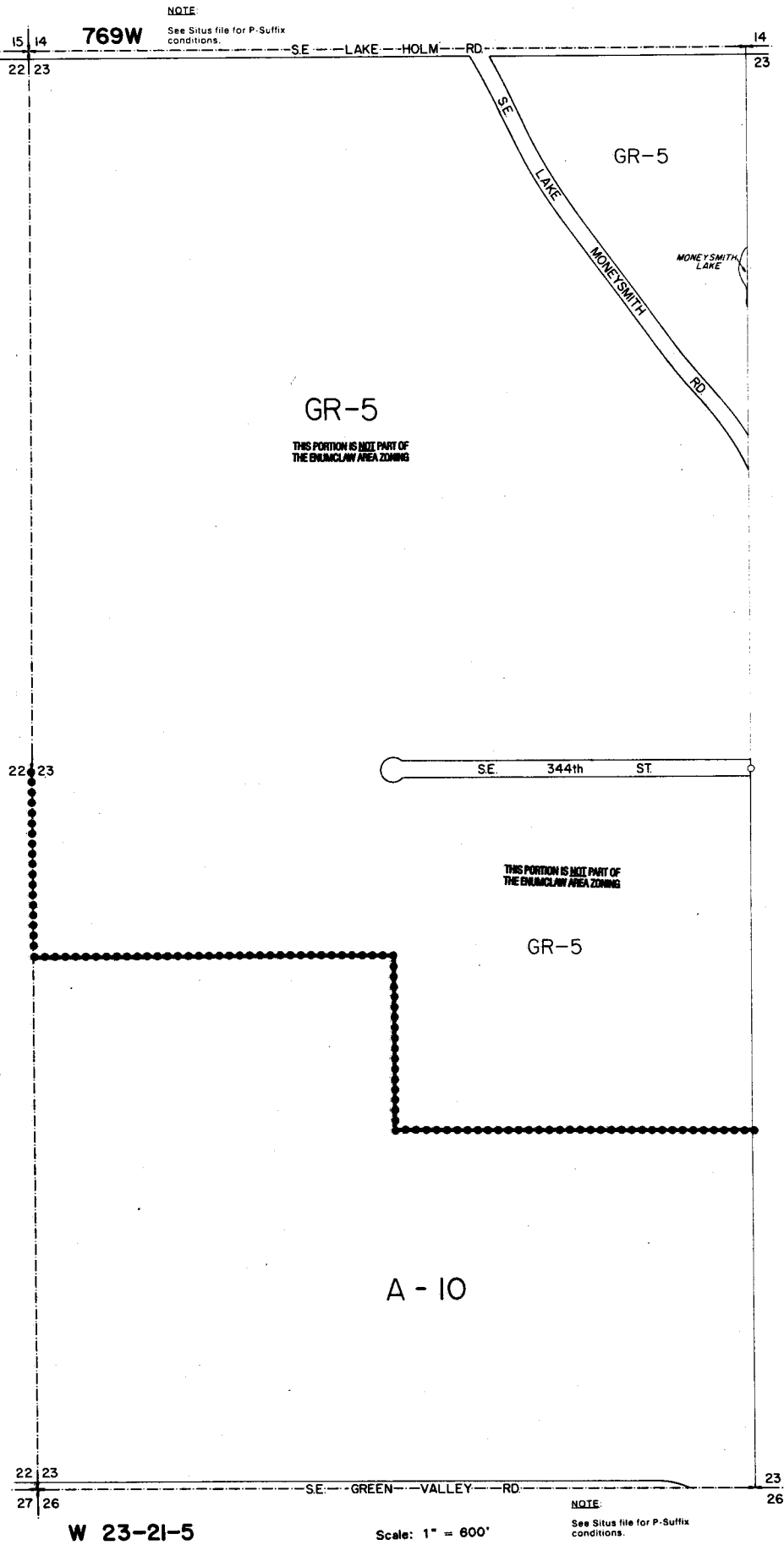


**W 23-21-5**

**A-10**

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

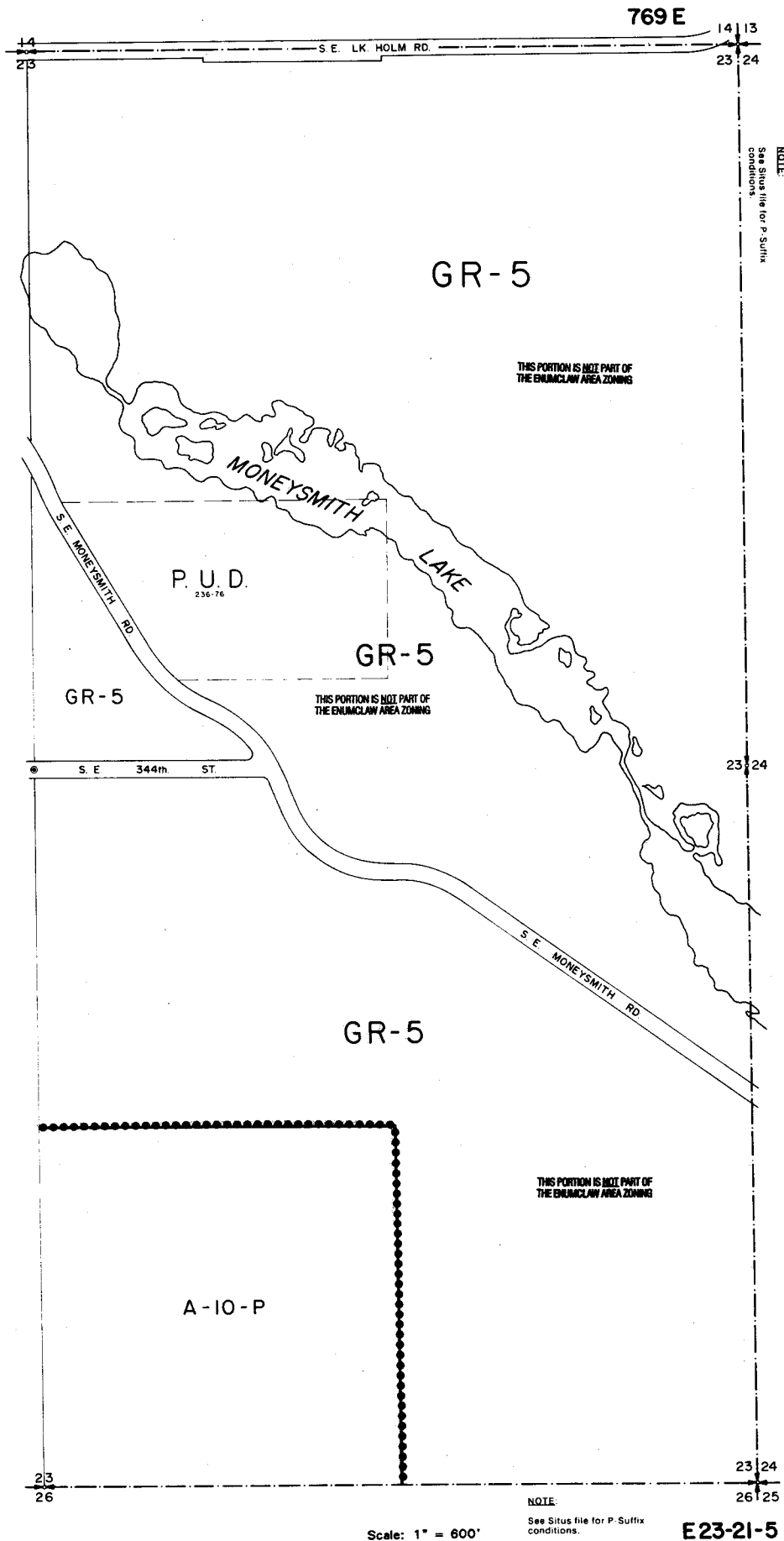


A-10-P

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

The P-suffix condition relates the Green River Gorge and Valley walls. See page 133 for a description of the development conditions which apply.





A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

A-10-P

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.

W25-21-5

NOTE:

See Situs file for P-Suffix conditions.

23 24  
26 25

24  
25

GR - 5

THIS PORTION IS NOT PART OF  
THE ENCLAVE AREA ZONING

A - 10

A - 10

26 25

S. E.

GREEN

VALLEY

RD.

A - 10

A-10-P

A-10-P

GREEN RIVER

A - 10 - P

A - 10 - P

GREEN RIVER

A - 10 - P

A - 10

26 25

35 36

NOTE:

See Situs file for P-Suffix conditions.

W25-21-5

Scale: 1" = 600'

25  
36

A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

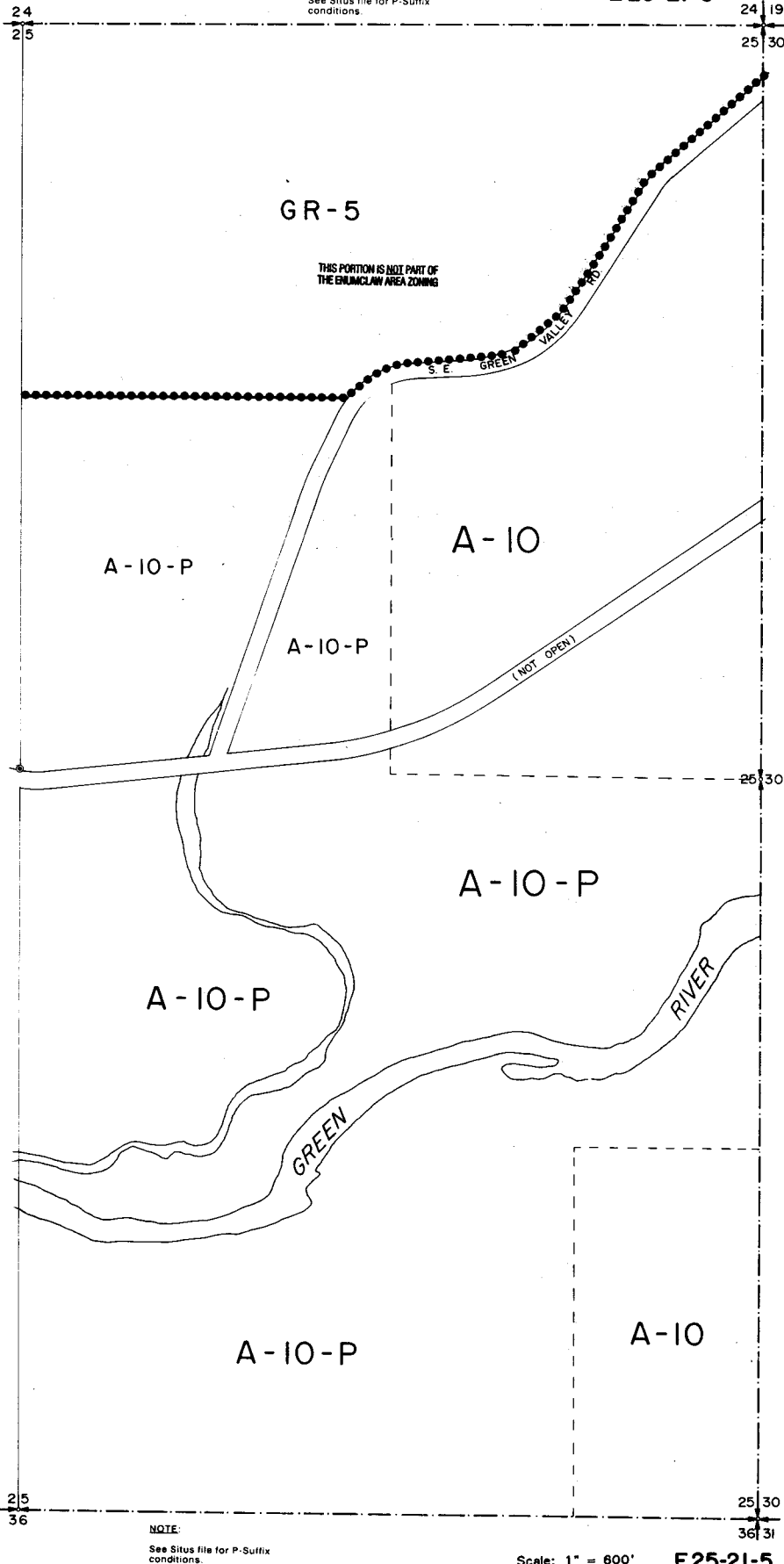
A-10-P

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.

NOTE:

See Situs file for P-Suffix conditions.

E25-21-5





**W 26-21-5**

**A-10**

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

**A-10-P**

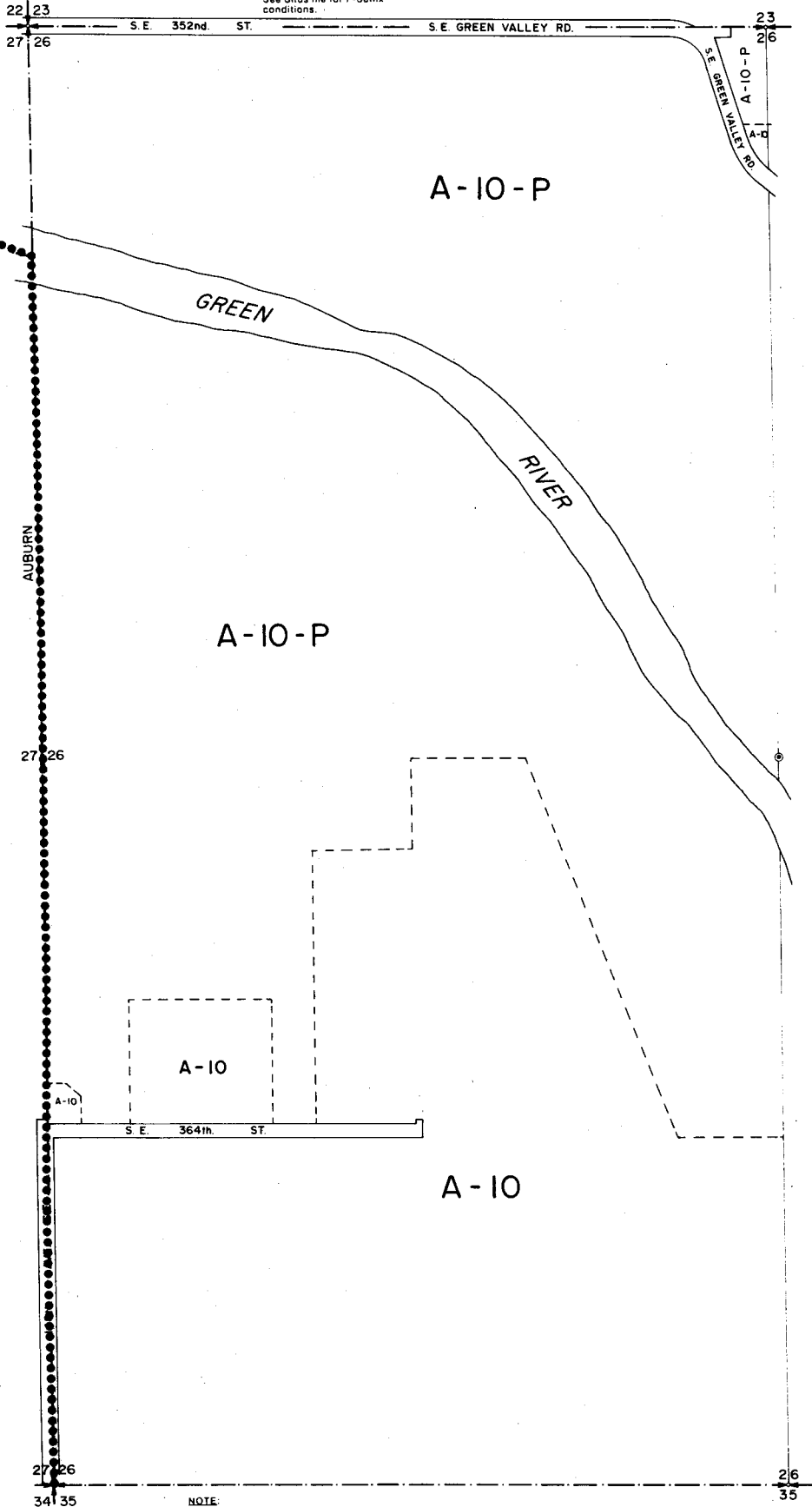
Reclassification File 213-85-R P-suffix conditions which apply to this parcel remain in force.

The P-suffix conditions relate to stream corridors and wetlands and the Green River Gorge and valley walls. See pages 118 and 133 for a description of the development conditions which apply.

771W

NOTE:

See Situs file for P-Suffix conditions.



W26-21-5

NOTE:

See Situs file for P-Suffix conditions.

Scale: 1" = 600'

A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

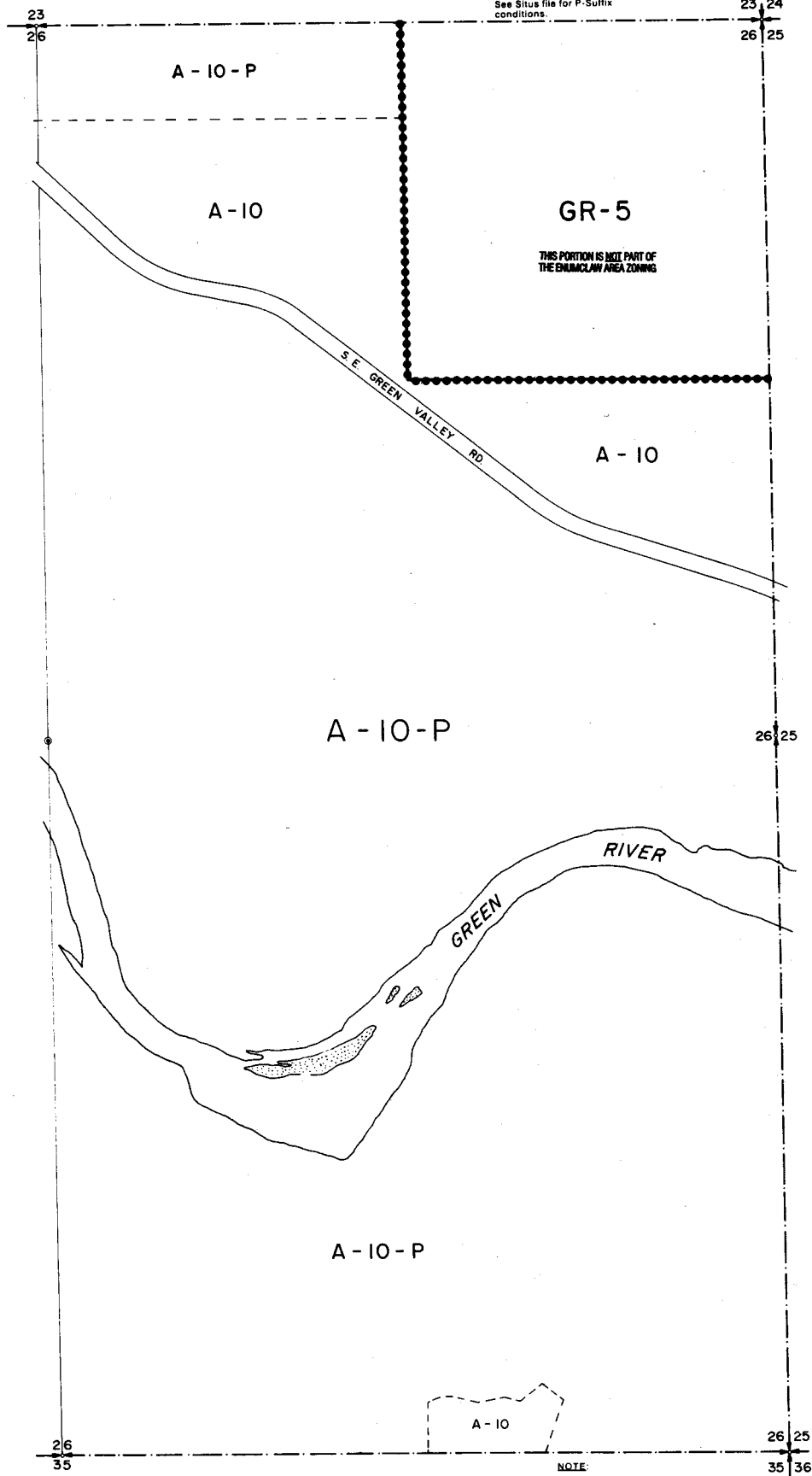
This zoning implements Enumclaw Community Plan policy EN-47.

A-10-P

The P-suffix conditions relate to stream corridors and wetlands and the Green River Gorge and valley walls. See pages 118 and 133 for a description of the development conditions which apply.

NOTE:  
See Situs file for P-Suffix  
conditions.

771E



NOTE:  
See Situs file for P-Suffix  
conditions.

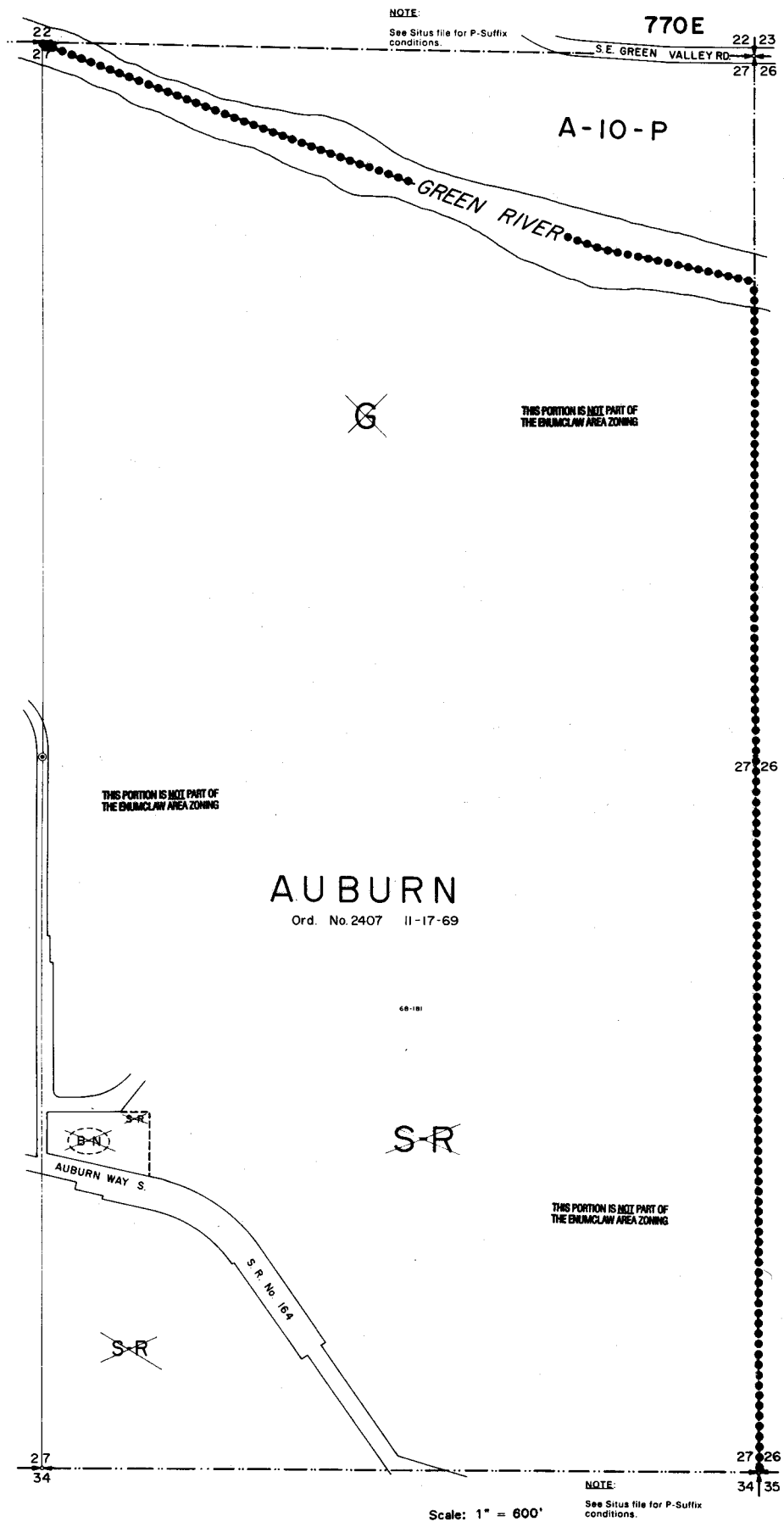


A-10-P

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.



## W 35-21-5

### AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### AR-5-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

### AR-5-P

Tax lot 98, Laughlin House. See page 117 for P-suffix conditions that apply to Historic Sites.

### AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

775W

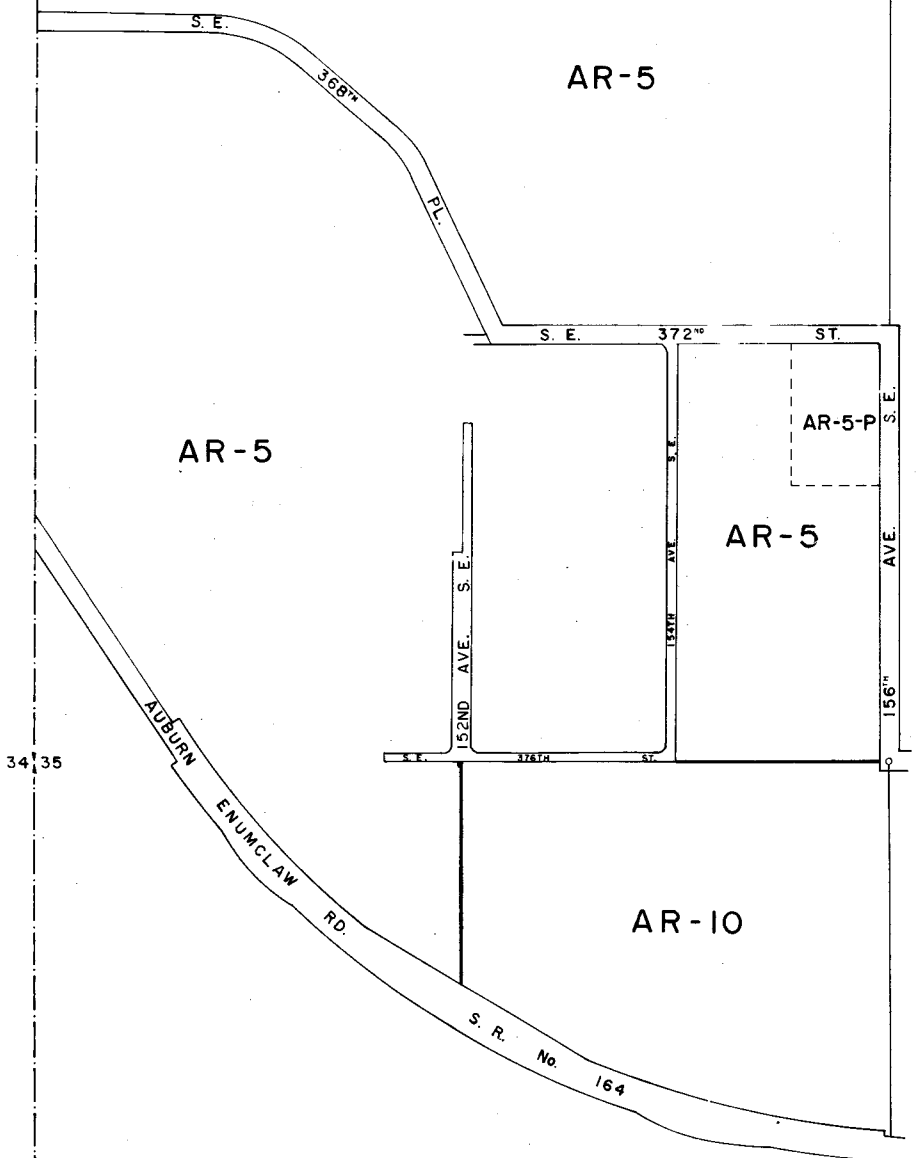
NOTE:  
See Situs file for P-Suffix  
conditions.

27 26

26

34 35

35



34 35

34 35

35

3 2

2

W 35-21-5

NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

AUBURN

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-10

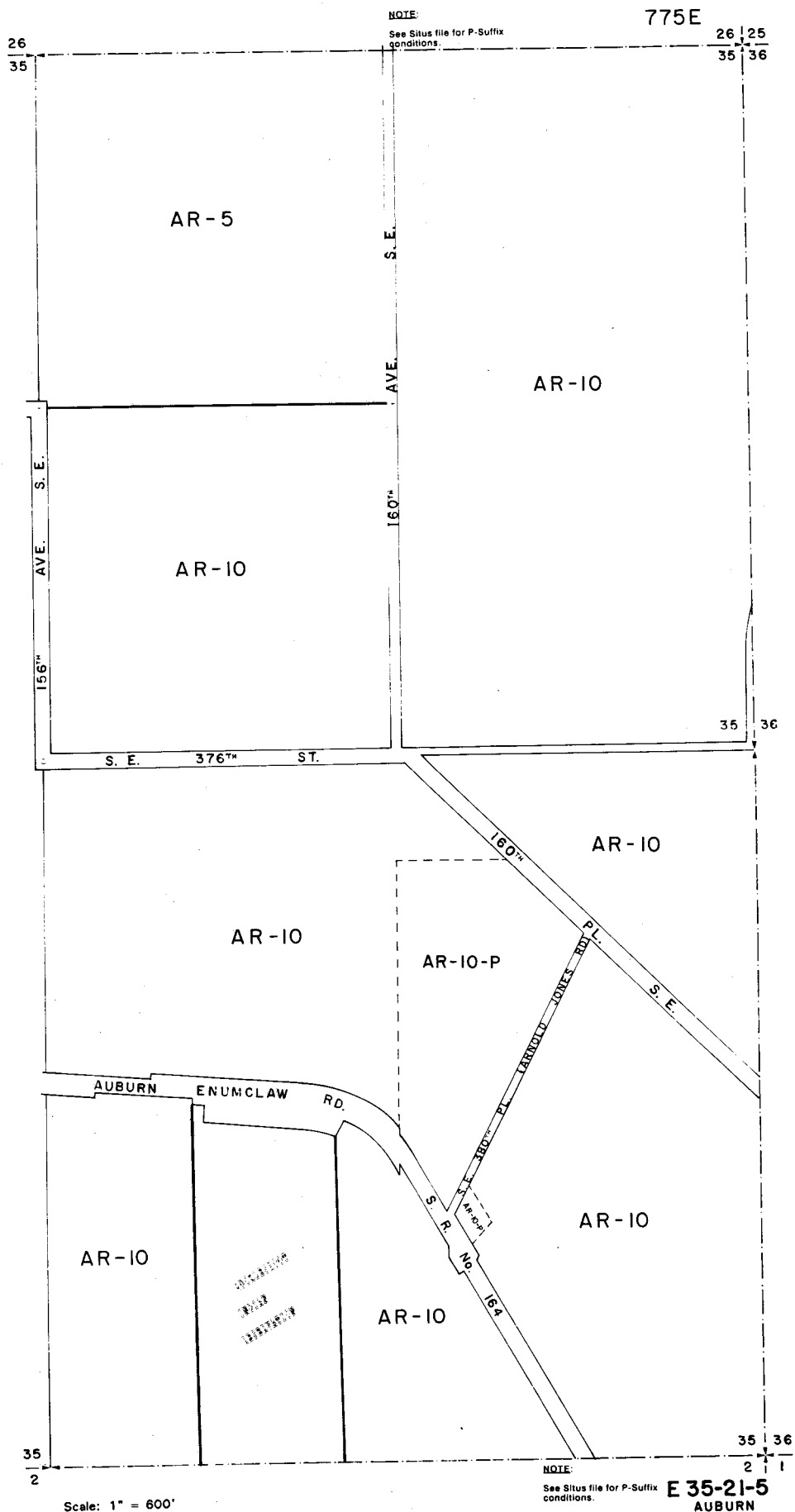
This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR-10-P

Cooper's Corner and Jones House. See page 117 for P-suffix conditions that apply to Historic Sites.





AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-5-P

16816 SE 38th Street (Tax lot 12): The Reynolds Farm and Indian Agency, a designated King County Landmark, is located on this site. See page 117 for the P-suffix conditions applicable to landmarks.

The remaining P-suffix conditions relate to stream corridors and wetlands. See page 118 for the development conditions which apply.

A-10-P

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

The P-suffix condition relates to stream corridors and wetlands. See page 118 for a description of the development conditions which apply.

W 36-21-5

NOTE:  
See Situs file for P-Suffix  
conditions.

26 25  
35 36

25  
36

A-10-P

AR-5-P

AR-5

35 36

S. E.

376<sup>TH</sup>

ST.

AR-5

NOTE:  
See Situs file for P-Suffix  
conditions.

AR-5

AR-5-P

35 36  
2 1

W 36-21-5

SE. 384<sup>th</sup> ST.

36

Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

AUBURN

## E 36-21-5

### AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

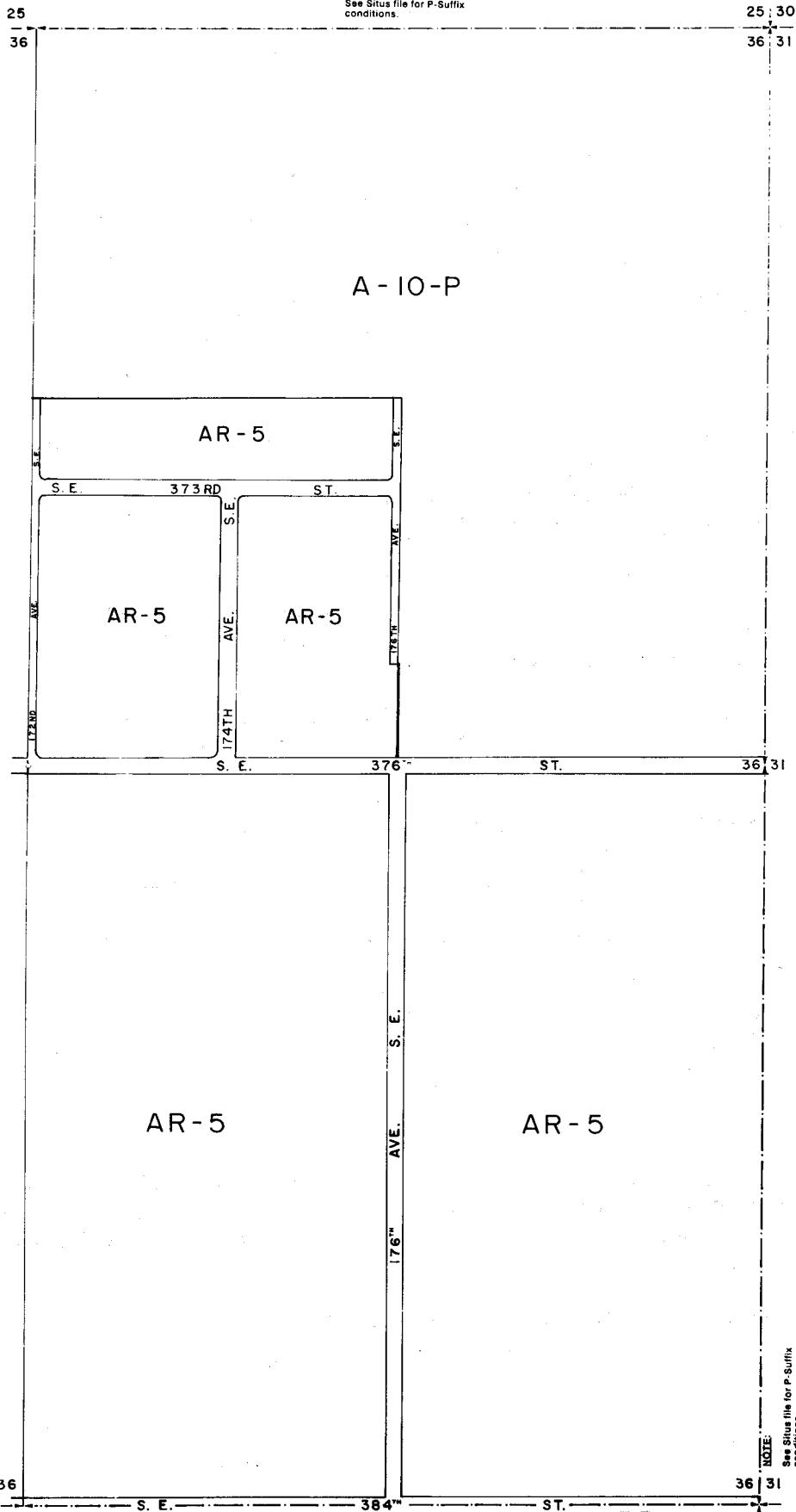
This zoning implements Enumclaw Community Plan policy EN-47.

### A-10-P

Several unnamed creeks flow through this section. See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

NOTE:  
See Situs file for P-Suffix  
conditions.

E 36-21-5



NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

E 36-21-5  
AUBURN

NOTE:  
See Situs file for P-Suffix  
conditions.



## W1/2 T21N R6E

### A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

### A-10-P

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

Sections 19, 28, 29, 30, 31: See page 133 for P-suffix conditions that apply to upland development within 660 feet of the top of the Green River Valley wall.

Sections 19, 20, 21, 28, 29, 30, 31, 32: Green River, Newaukum Creek and several unnamed creeks flow through these sections. See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

Section 28, Whitney Bridge: See page 117 for P-suffix conditions that apply to historic sites.

Section 31, Tax lot 25: See page 117 for P-suffix conditions that apply to Historic Sites.

Section 32, Tax Lot 7; 37426 200th Ave SE; Weaver House: See page 117 for P-suffix conditions that apply to Historic Sites.

Section 32: Applicable conditions of approval set forth in Unclassified Use Permits ZA-65-82 remain in force.

### A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

#### A-35-P

Sections 28, 29, 32, 33: See page 118 for the P-suffix development conditions that apply along stream corridors and wetlands.

Sections 28, 29: See page 133 for the P-suffix development conditions that apply to development within 660 feet of the top of the Green River Valley wall.

Section 32, Tax lot 4: See page 117 for P-suffix development conditions that apply to Historic Sites.

#### AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

#### AR-10-P

Section 20, 28: See page 118 for P-suffix conditions that apply along stream corridors and wetlands.

Section 28: See page 133 for P-suffix conditions that apply to along stream corridors and wetlands and development within 660 feet of the top of the Green River Valley wall apply.

#### AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

#### AR-2.5-P

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

Section 19, Tax lot 104: This parcel was rezoned from A-10-P to AR-2.5-P during Council review and adoption of the Soos Creek Community Plan Update December 17, 1991. P-suffix conditions within 660 feet of the top of the Green River Valley will apply and conditions which apply to streams and wetlands. See pages 118 and 133 for these conditions.



**E-1/2 T21N R6E**

**AR 5**

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

**AR 5-P**

Section 25: See page 133 for the P-suffix conditions that apply to upland development within 660 feet of the top of the south wall of the Green River Valley.

Section 26: The conditions of King County short plats 285014, 285015, 285016, 285017, 285018 and 285019 continue to apply.

**AR 10**

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.



#### AR-10-P

Sections 25, 26, 27, See page 133 for the P-suffix conditions that apply to development within 660 feet of the top wall of the Green River Valley walls.

Section 27: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

#### A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to lands within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

#### A-10-P

Section 27: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

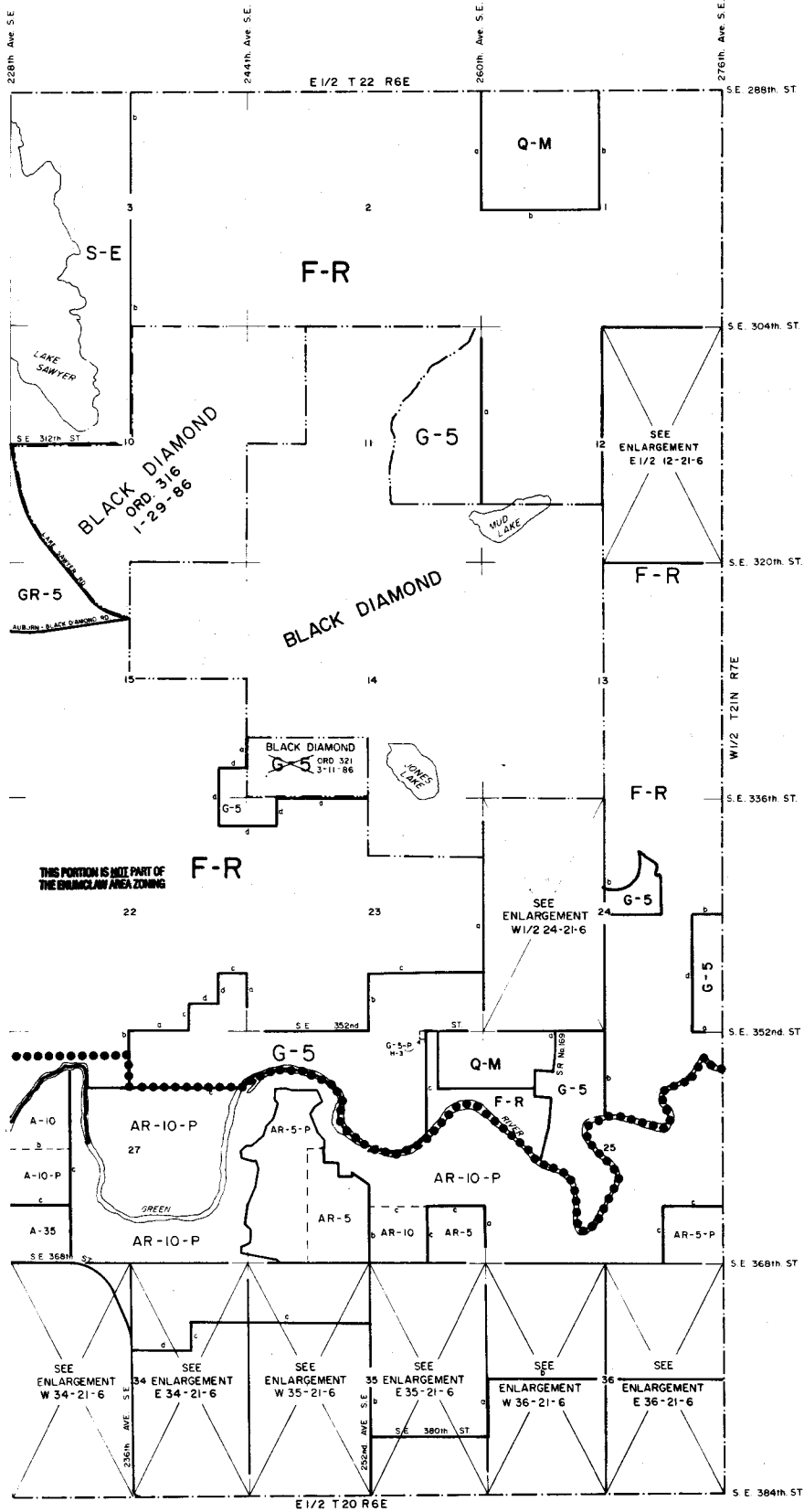
Section 27: See page 133 for the P-suffix conditions that apply to development within 660 feet of the top of the Green River Valley walls.

Section 27: Kent Thomas Bridge. See page 117 for the P-suffix conditions that apply to Historic Sites.

**A-35**

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.



SECTION 10  
 1/4 LINE  
 1/4 LINE  
 1/4 LINE

Ctr Sec Line  
 ZONE BOUNDARY  
 SECTION CORNER

1" = 4000'

E 1/2 T21N R6E  
 KING COUNTY ZONING MAP ORD. 25789

NOTE:  
 See Situs file for P-Suffix  
 conditions.

AR 10-P

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 133 for the P-suffix conditions that apply to development within 660 feet of the top of the south wall of the Green River Valley.

See page 118 for the P-suffix conditions that apply to streams and wetlands.

A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

A-35-P

See page 118 for the P-suffix conditions that apply to streams and wetlands.

28 27  
33 34 SE 368th ST 27 34

AR-10-P

A-35-P

A-35

AR-25

33 34

A-35-P

A-35

SE  
AVE  
236th

A-35-P

3 34  
4 3 34 3

**NOTE:**  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'



AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR 10-P

See page 133 for the P-suffix conditions that apply to development within 660 feet of the top of the Green River Valley walls.

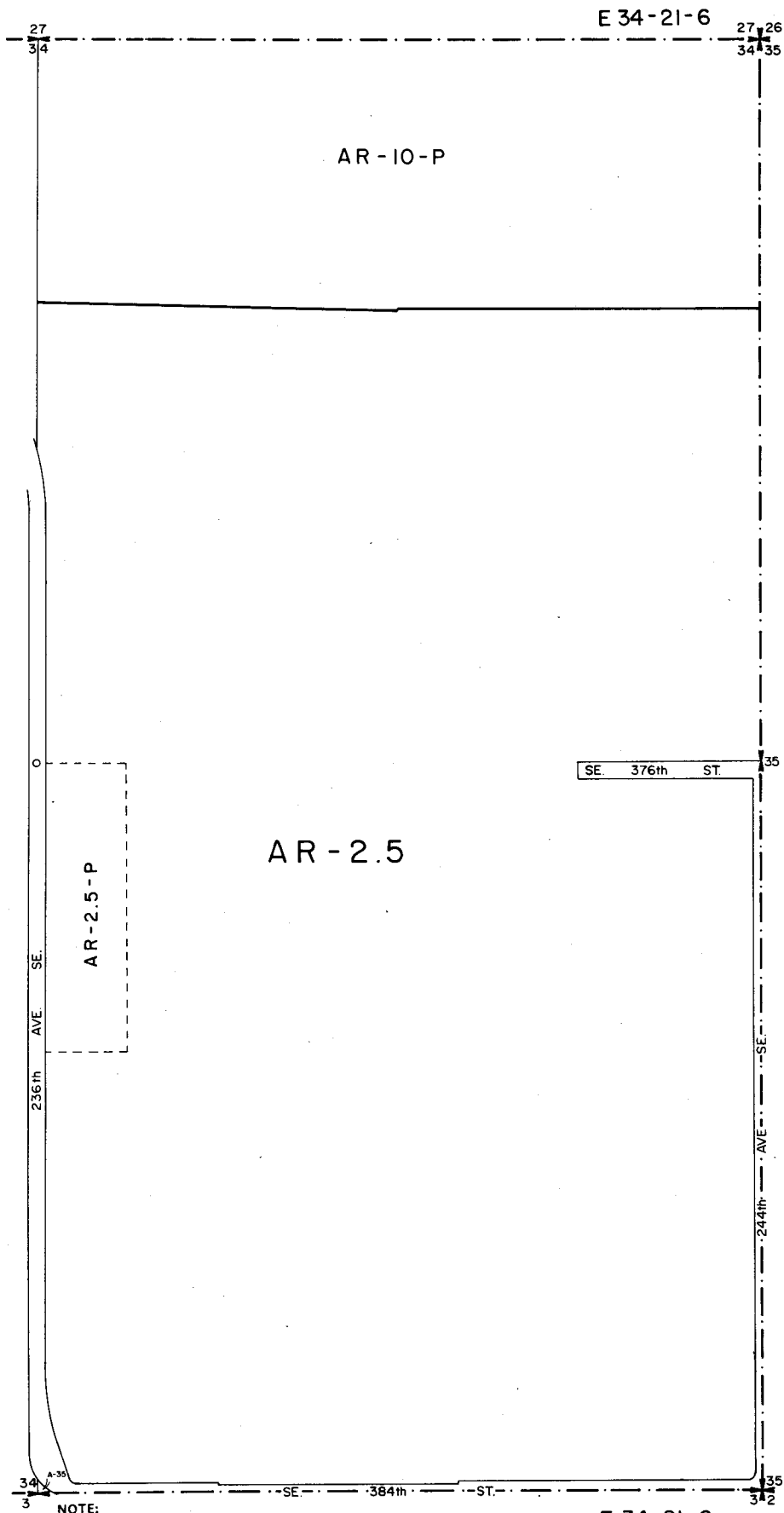
AR 2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

AR 2.5-P

See page 118 for the P-suffix conditions that apply to streams and wetlands.



NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

E 34-21-6

E 34-21-6

## W 35-21-6

### AR-2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

### AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### AR 5-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

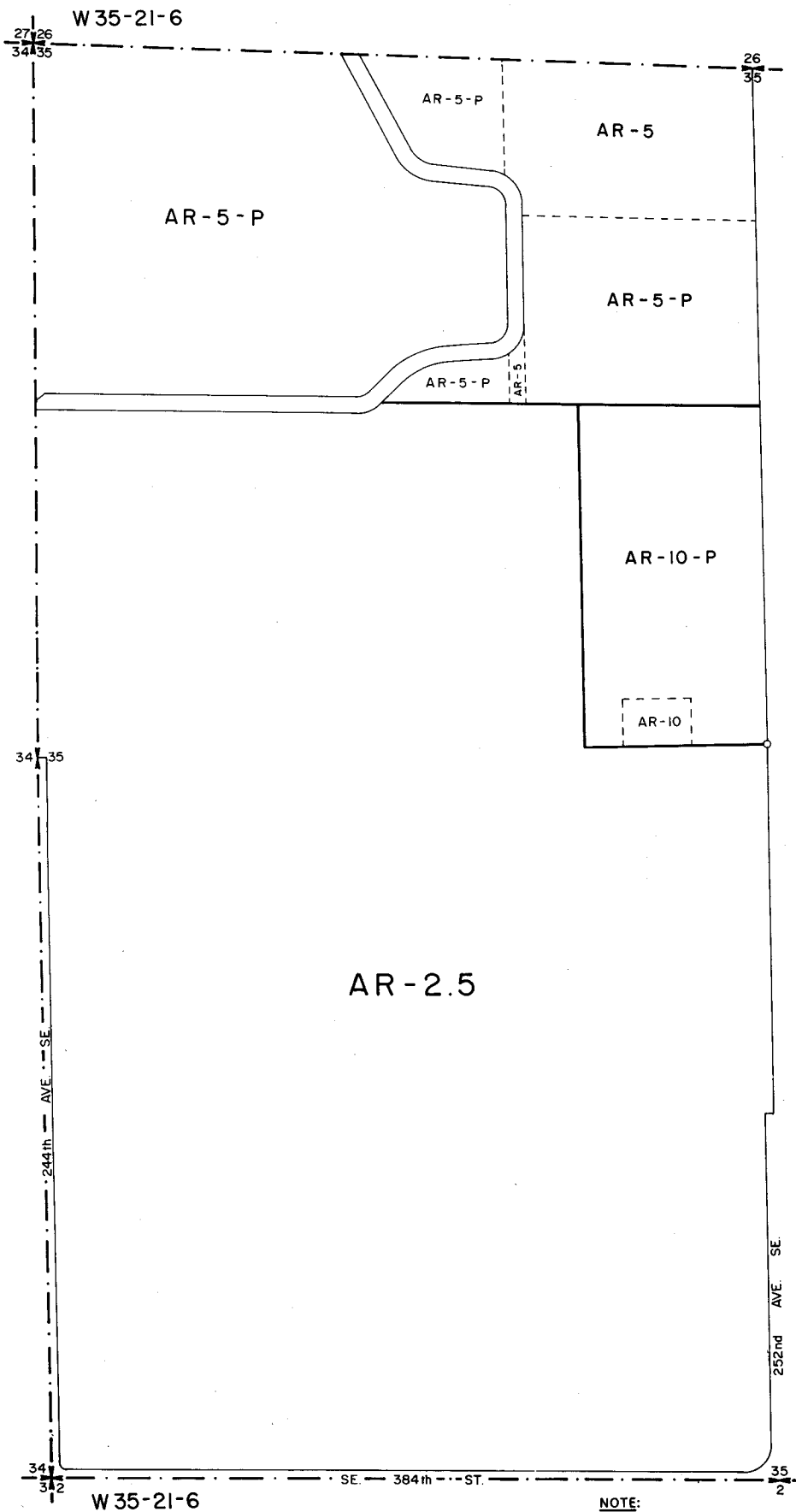
### AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

### AR-10-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.



Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Area with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

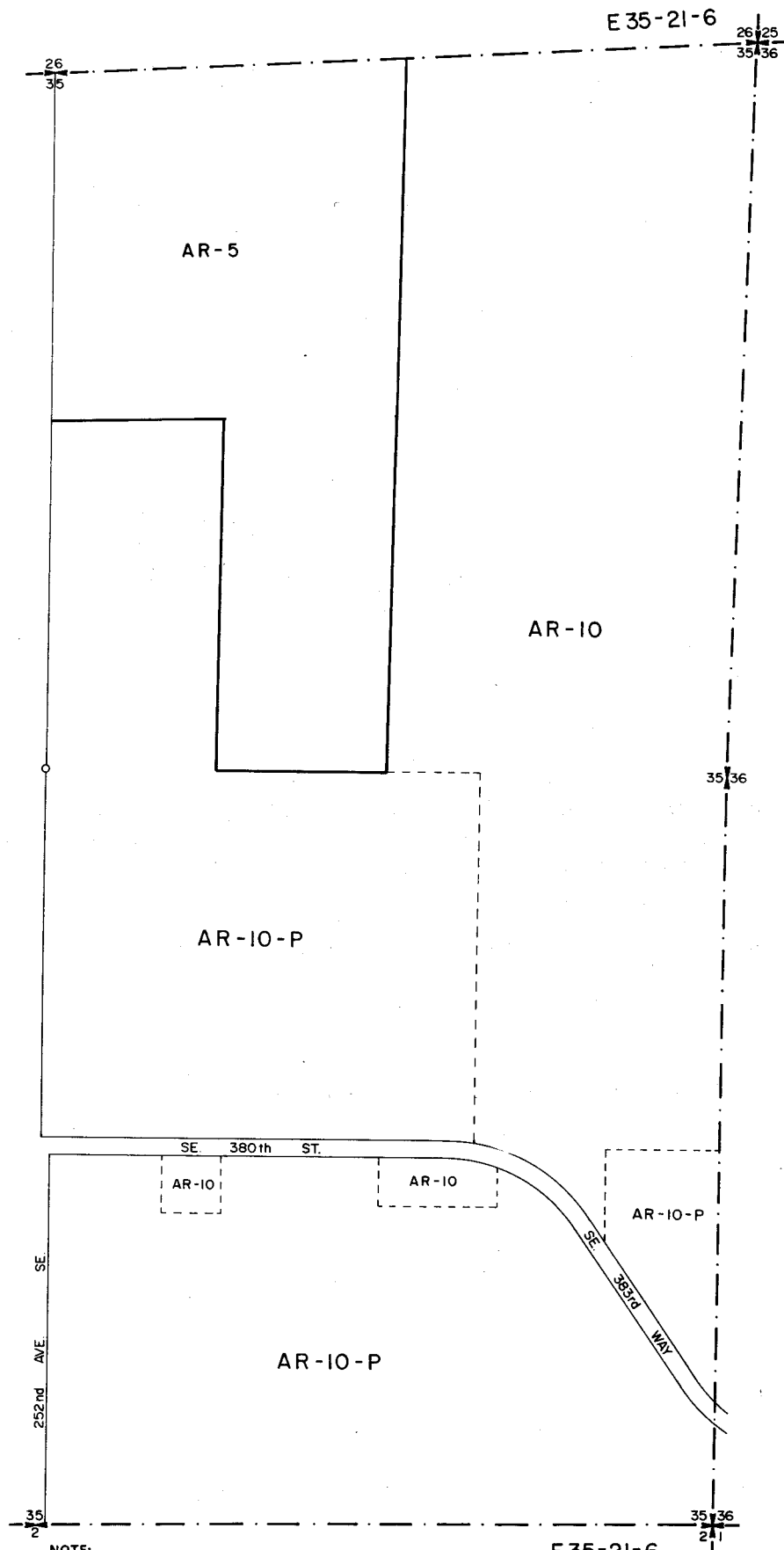
This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR-10-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

Tax lot 15 (behind 25327 SE 380th St); Ocepek Farm: See page 117 for the P-suffix conditions that apply to Historic Sites.





NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

AR-2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

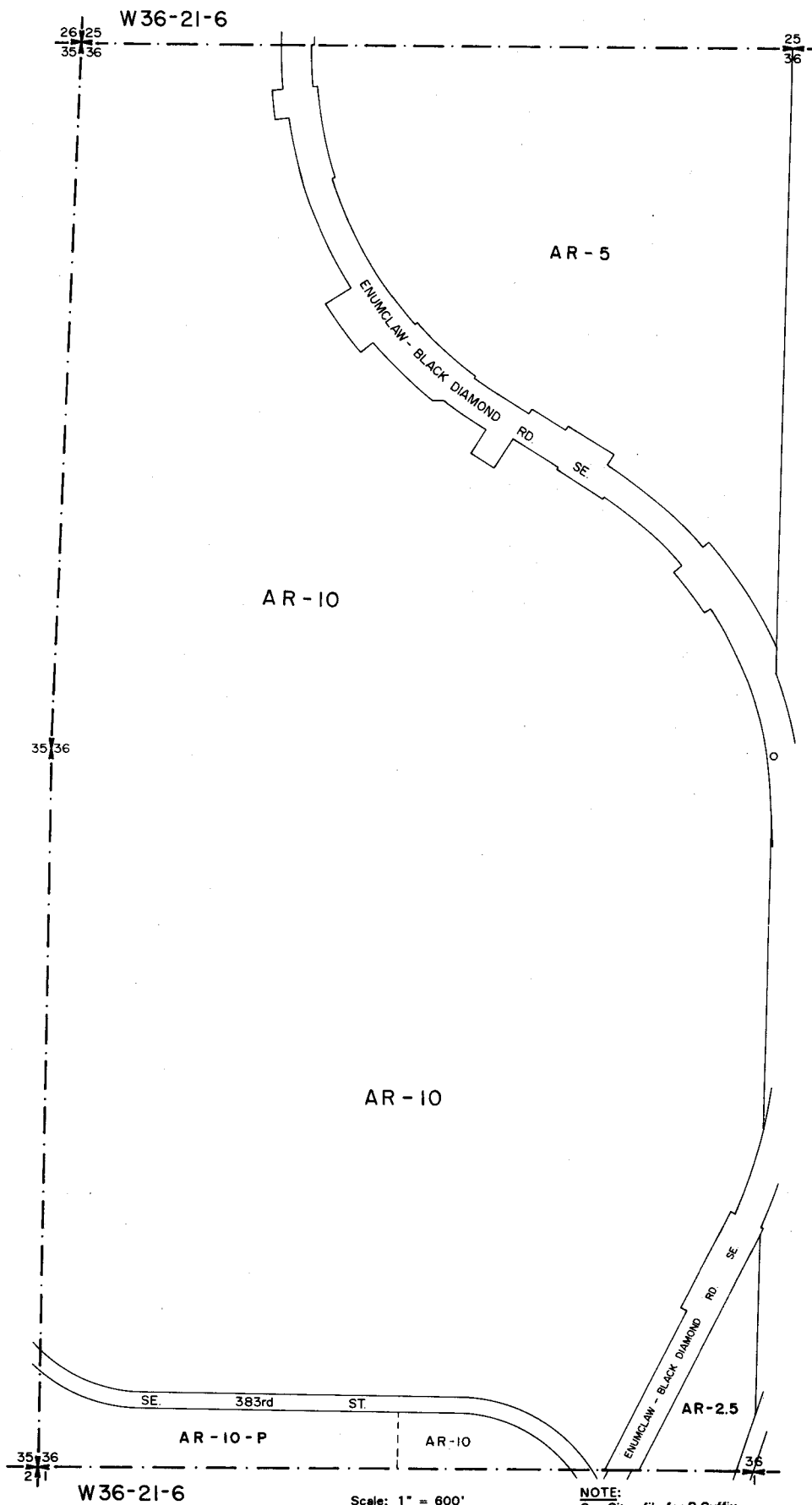
AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR 10-P

See page 118 for the P-suffix conditions that apply to corridors and wetlands.



AR-2.5

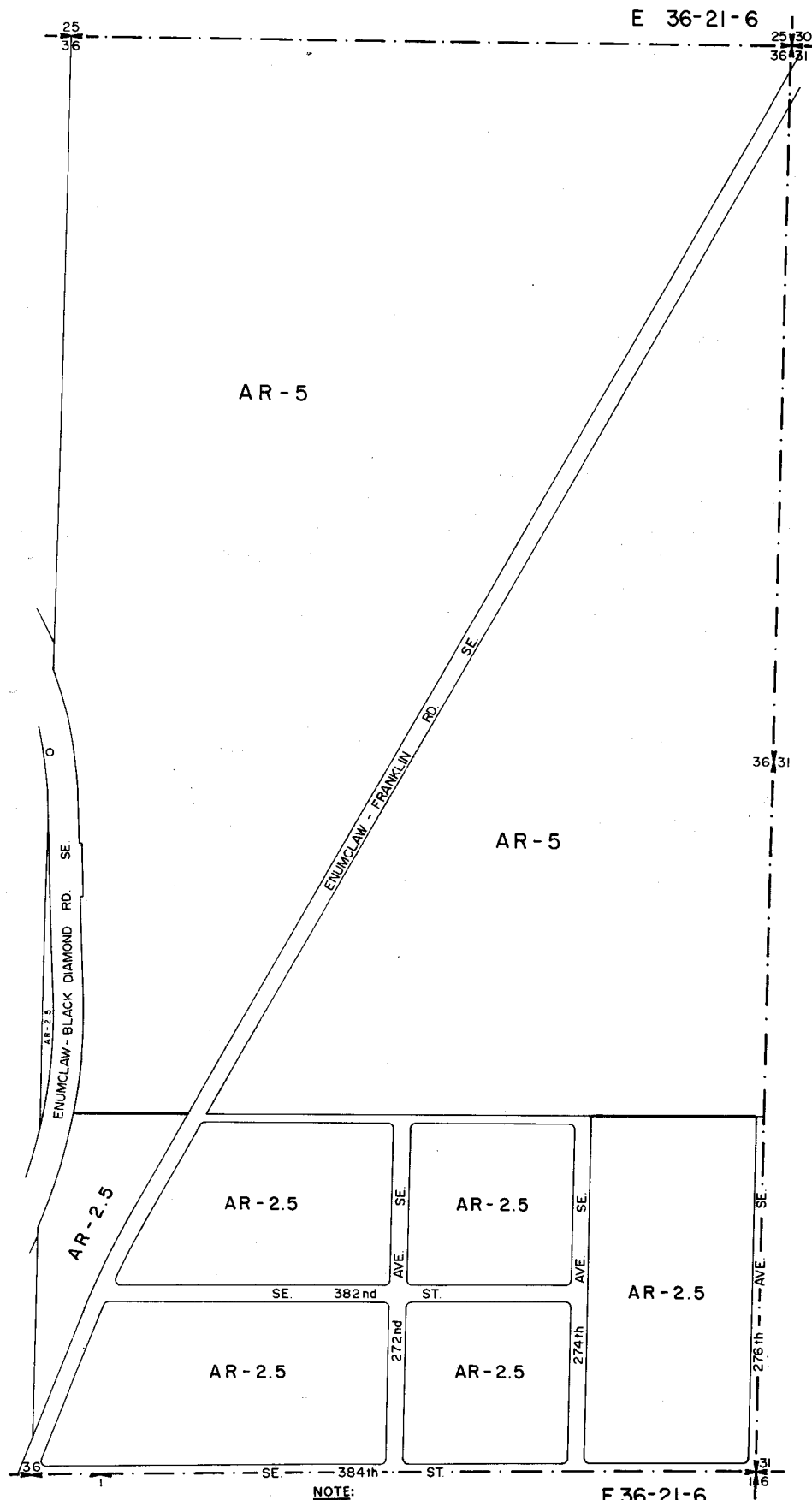
The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.



Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.



## W-1/2 T21N R7E

### A-R 2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Area with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

### AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### AR-5-P

Sections 19, 29, 30, 32: See page 118 for the P-suffix conditions that apply to streams and wetlands.

Section 19: See page 133 for the P-suffix conditions that apply to development within 660 feet of the top of the Green River Valley south walls

Sections 19, 29, 30, 32: See page 134 for the P-suffix conditions that apply to trail corridors.

## AR 10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

## AR-10-P

Sections 19, 20, 30, 33: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

Section 19: See page 133 for P-suffix conditions that apply to development within 660 feet of the top of the Green River Valley south walls.

Section 19, 30: See page 134 for the P-suffix conditions which apply to trail corridors.

## F-P\* (Forest P-suffix)

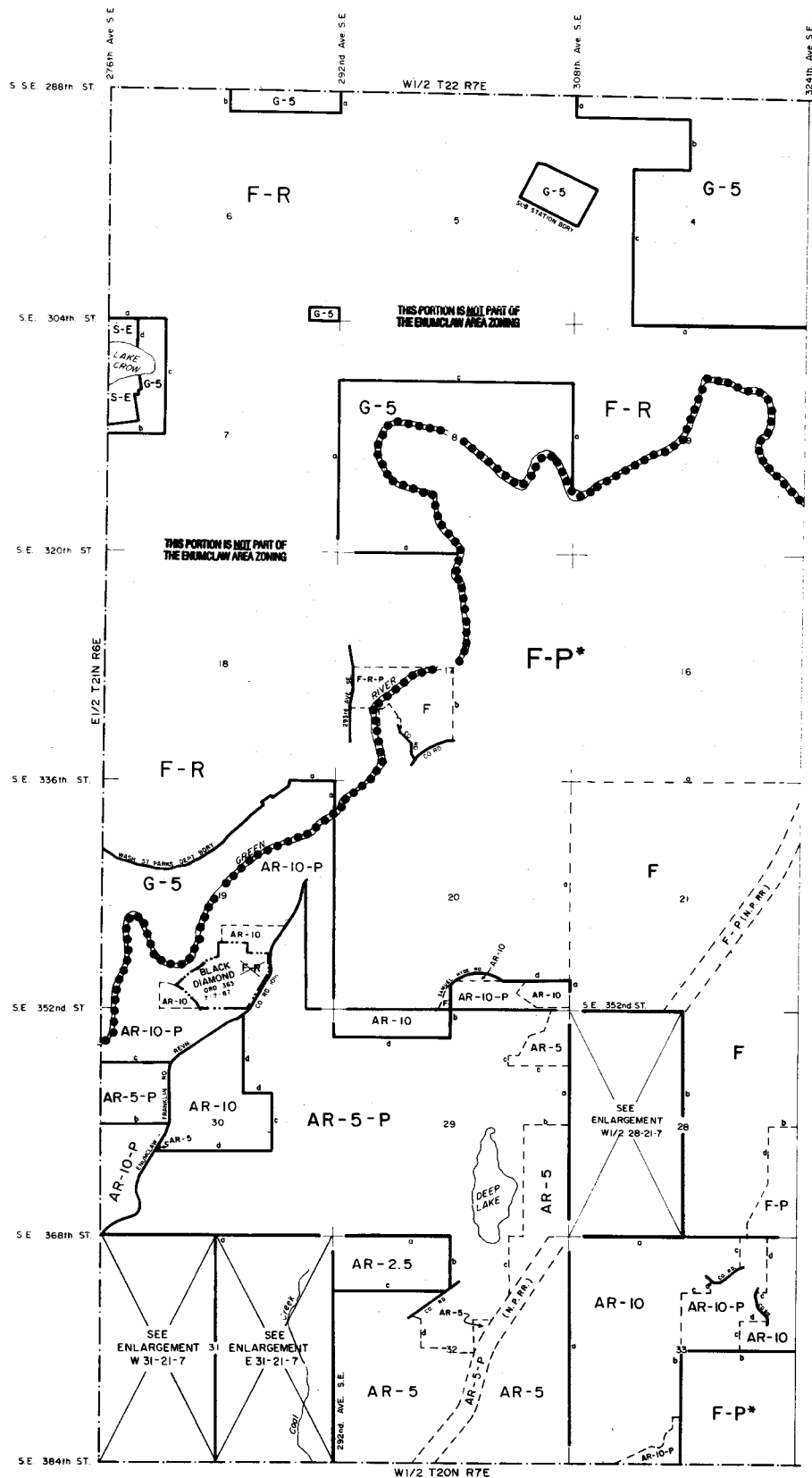
This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

Section 17: Tax lot 21 and Green River Gorge Bridge. See page 117 for the P-suffix conditions that apply to Historic Sites.

Sections 8, 9, 16, 17, 20, 21, 33: See page 134 for the P-suffix conditions which apply to trail corridors.

Section 8, 17, E-1/2 28: See page 118 for the P-suffix conditions which apply to stream corridors and wetlands.

Sections 8, 17: See page 133 for the P-suffix conditions which apply to development within 660 feet of the top of the Green River Valley south walls.



AR-2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

A-R 2.5-P

Nolte Homestead/Coutts House. See page 117 for the P-suffix conditions that apply to Historic Sites.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.



**AR-5-P**

Tax lot 21, Haggemann Road House. See page 117 for the P-suffix conditions that apply to Historic Sites.

See page 134 for the P-suffix conditions that apply to trail corridors.

**AR-10**

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

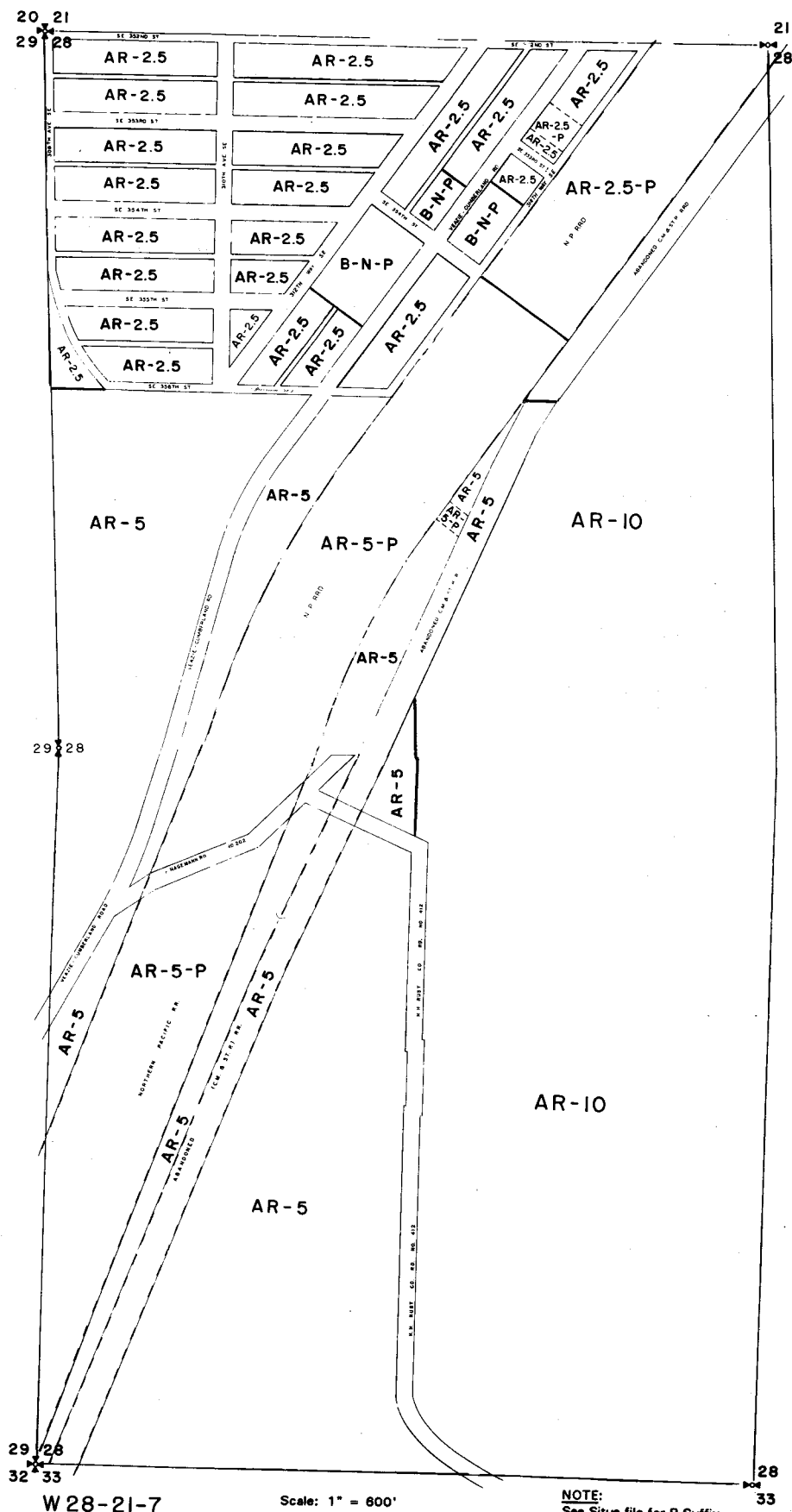
This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

**B-N-P**

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which relate to Rural Neighborhood Centers. This zone is applied to the Rural Neighborhood Centers identified by the Enumclaw Community Plan and implements plan policies EN-41, EN-42 and EN-43.

See pp 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.

35311 Veazie-Cumberland Rd., Cumberland Cafe and Service Station; 35390 Veazie-Cumberland Rd. Cumberland Grocery Store; and 314th Way, Cumberland, Cumberland Hotel. See page 117 for the P-suffix conditions that apply to Historic Sites.



**NOTE:**  
See Situs file for P-Suffix conditions.

## W 31-21-7

### AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving the long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28, and EN-34.

### AR-5-P

See page 118 for P-suffix conditions that apply to streams and wetlands.

See page 134 for P-suffix conditions that apply to trails.

### AR-10

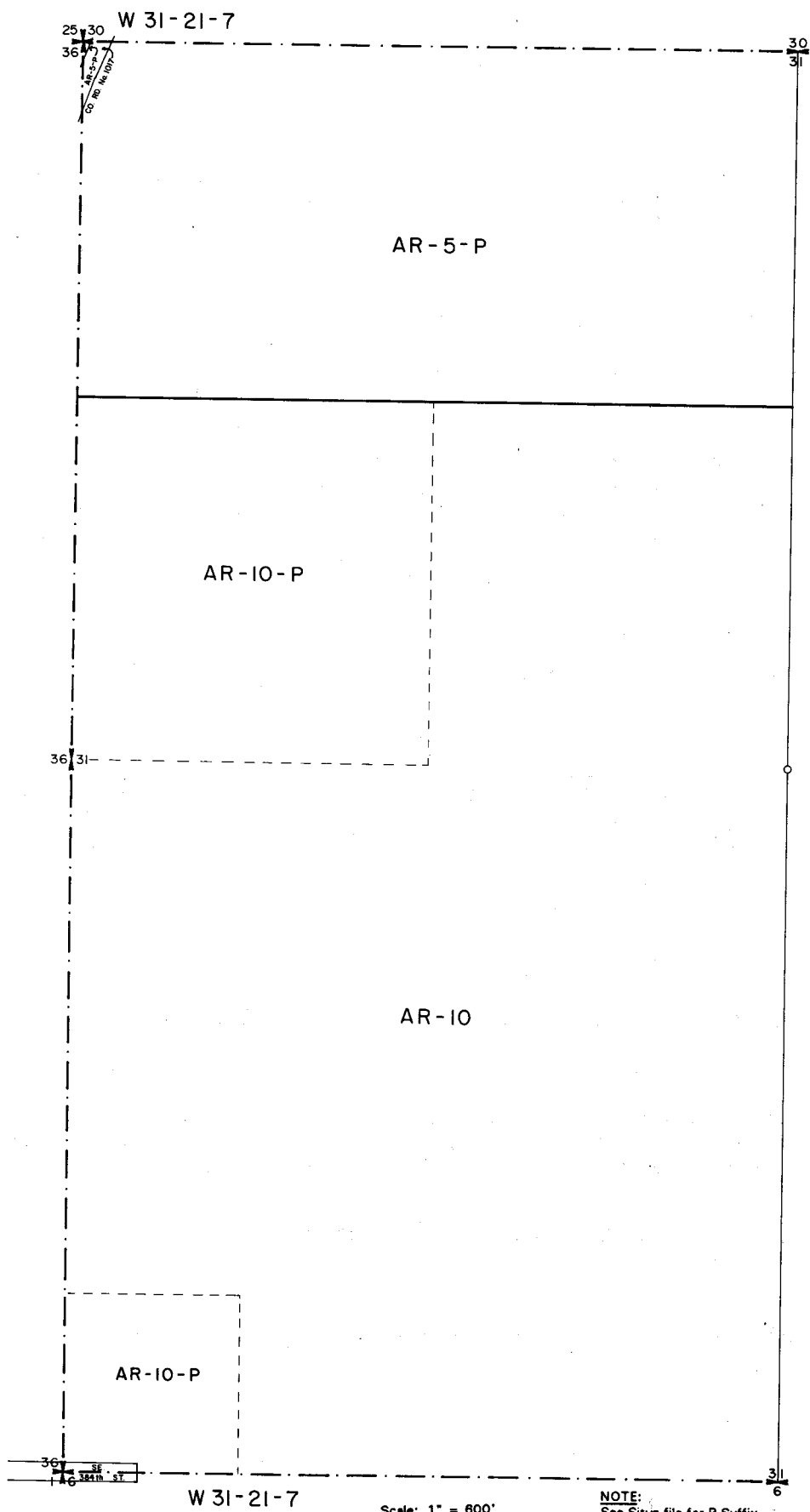
This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

### AR-10-P

See page 118 for P-suffix conditions that apply to stream corridors and wetlands.

Tax lot 17: See page 117 for P-suffix conditions that apply to Historic Sites.





AR 2.5-P

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Area with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR 5-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

AR 10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR 10-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

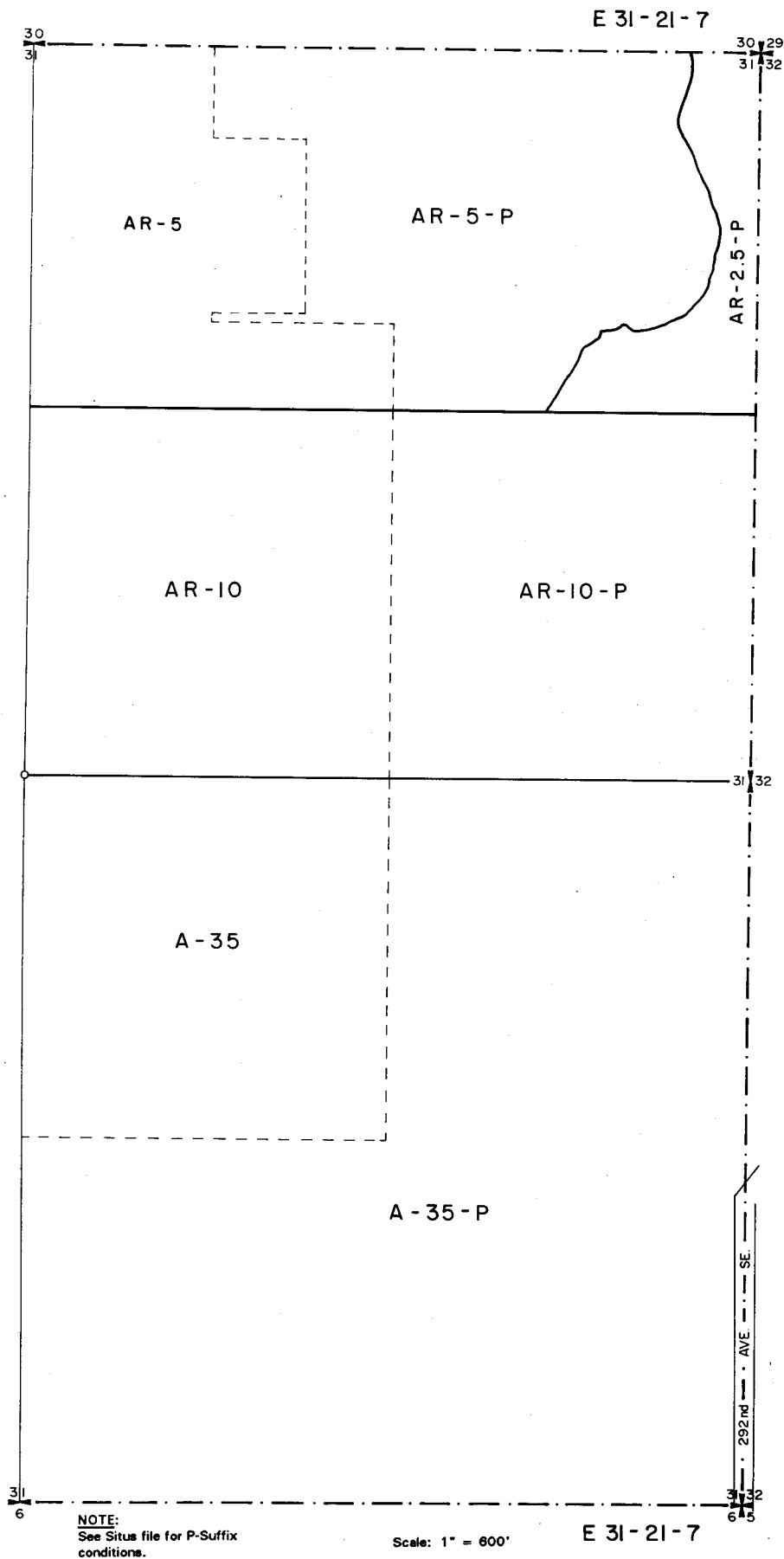
A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

A-35-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.



## **E-1/2 T21N R7E**

### **E**

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

### **F-P\*** (Forest P-suffix)

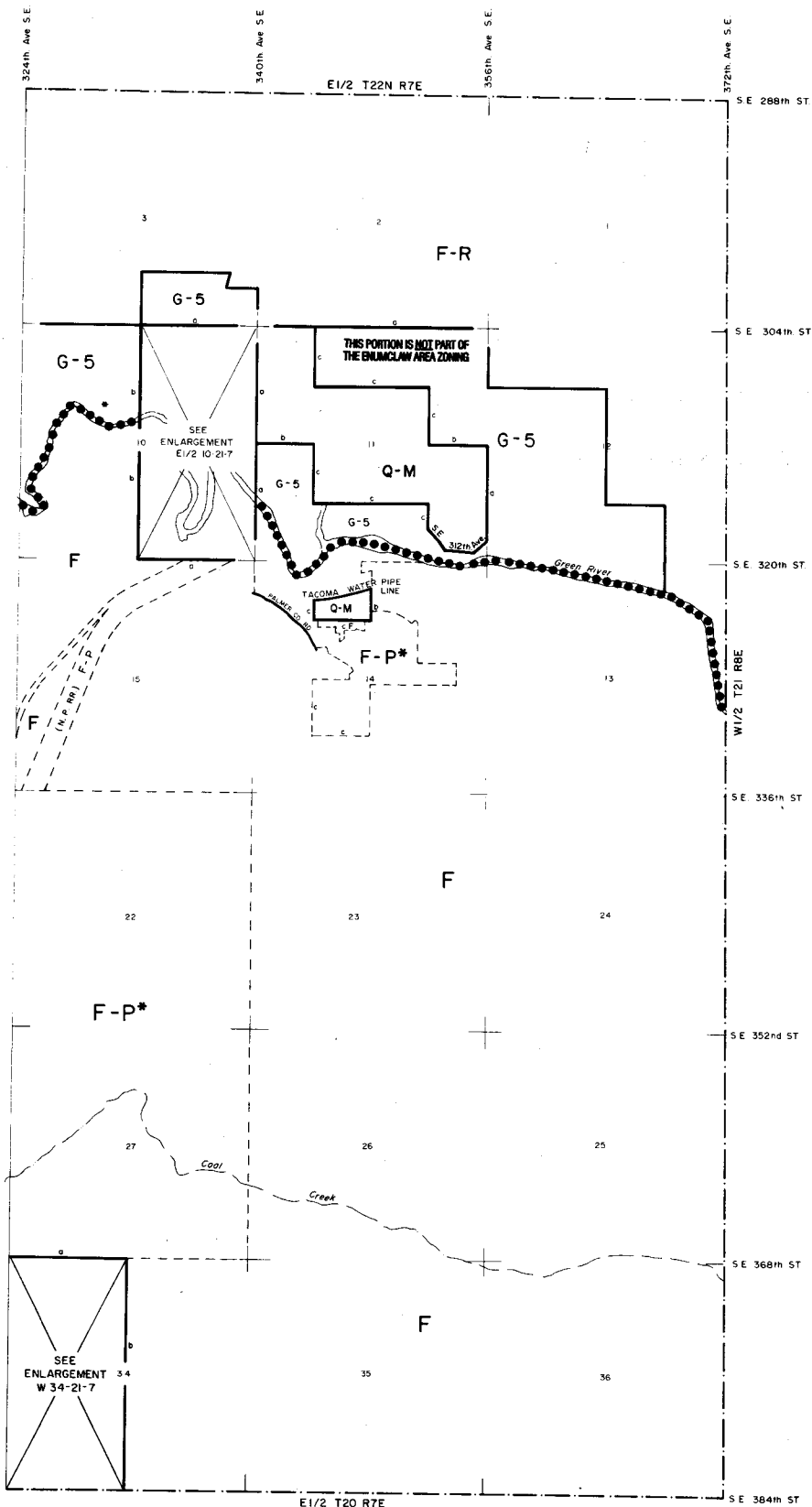
Sections 15, 22, 27: See page 134 for the P-suffix conditions that apply to trail corridors.

Section 11, 14: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

Section 11: See page 133 for the P-suffix conditions that apply to development within 660 feet of the top of the Green River Valley south walls.

### **QM**

The objective and purpose of this classification and its application are to insure continued development of natural resources through inclusion of known deposits of minerals and materials within areas reserved for their development and production.



E

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

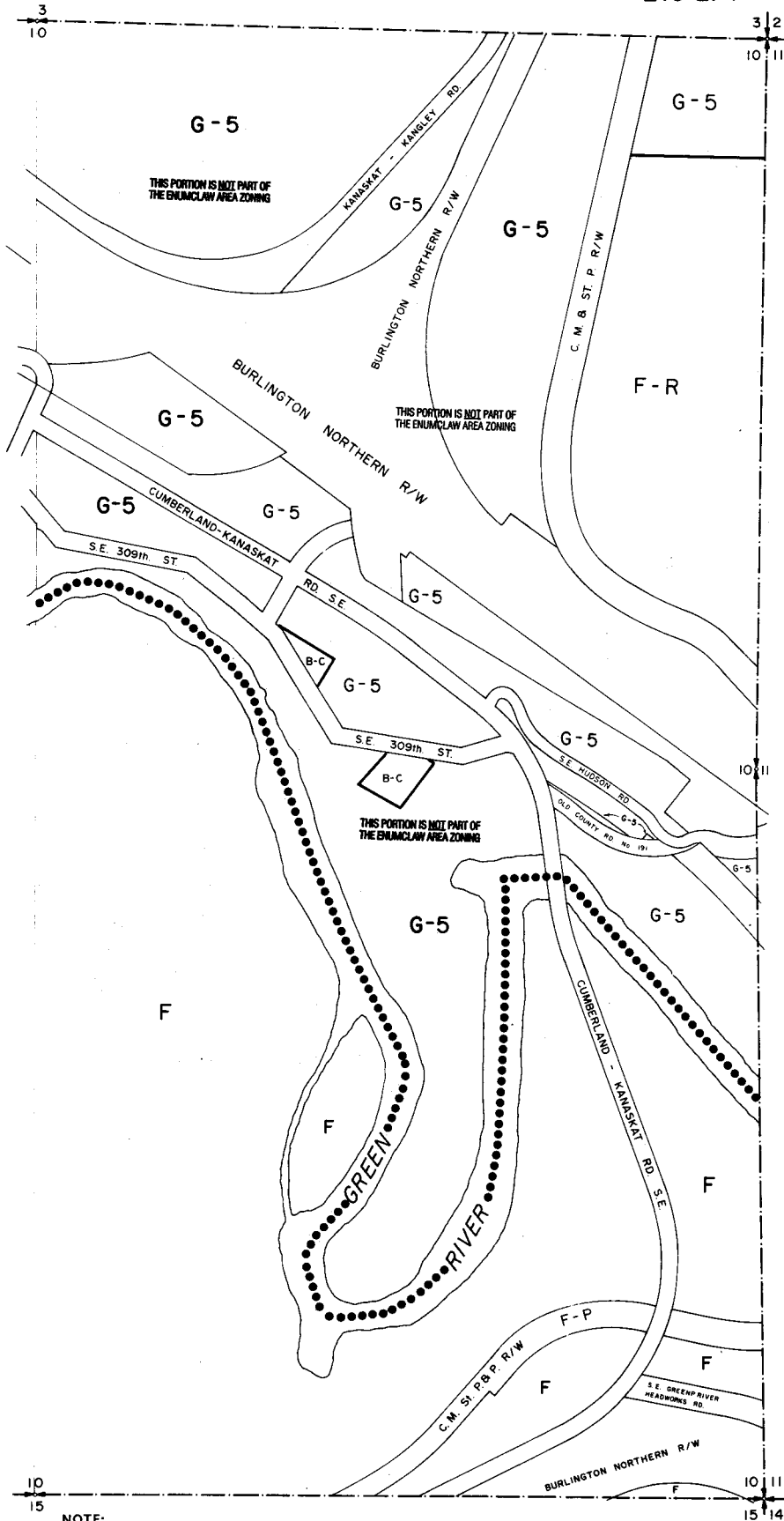
F-P\* (Forest P-suffix)

Kanasket Bridge. See page 117 for P-suffix conditions that apply to Historic Sites.

See page 134 for P-suffix conditions that apply to trail corridors.



E10-21-7



NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

E10-21-7

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Area with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-5-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

AR-10

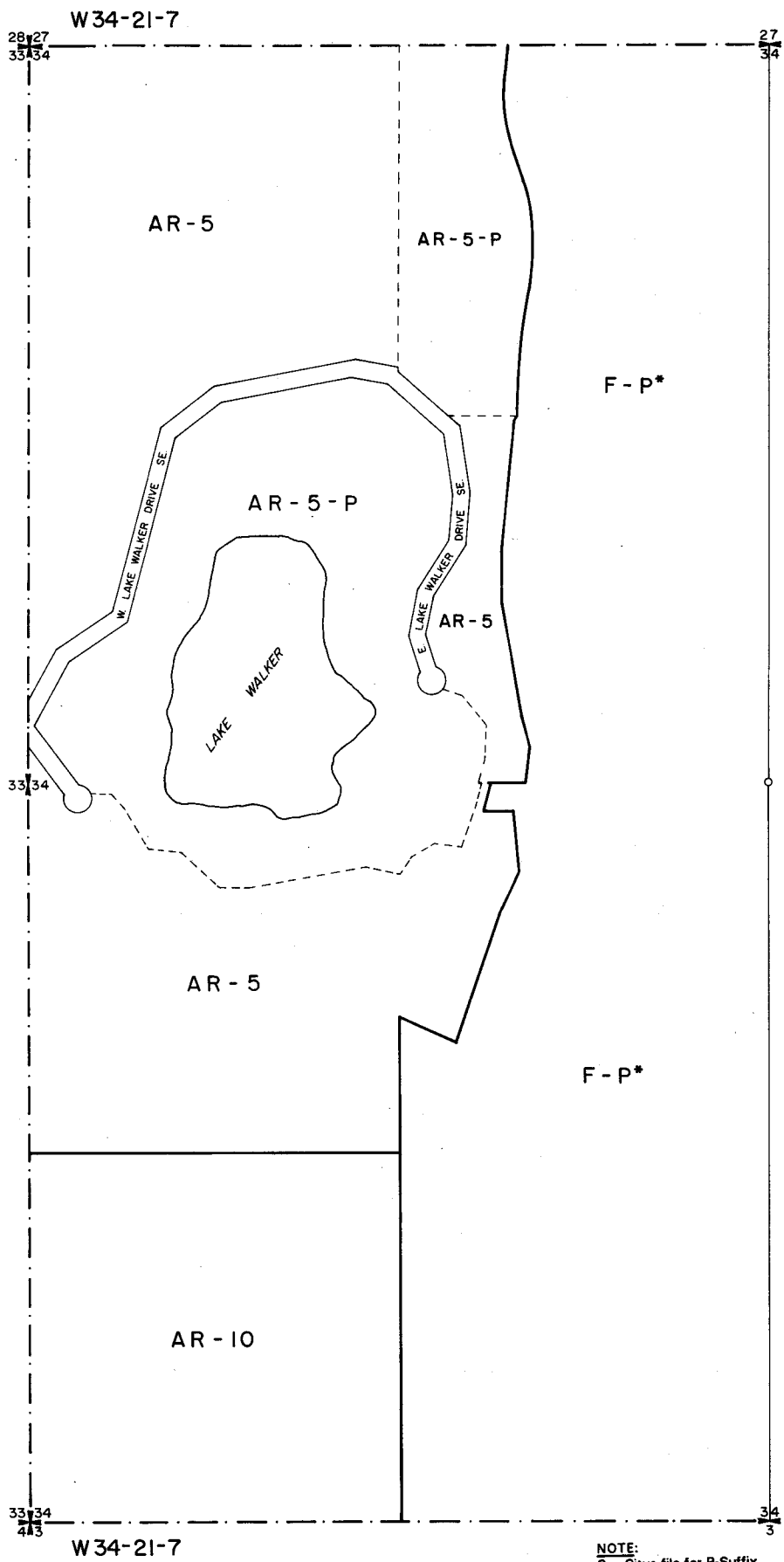
This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

F-P\* (Forest P-suffix)

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

See page 134 for the P-suffix conditions that apply to trail corridors.



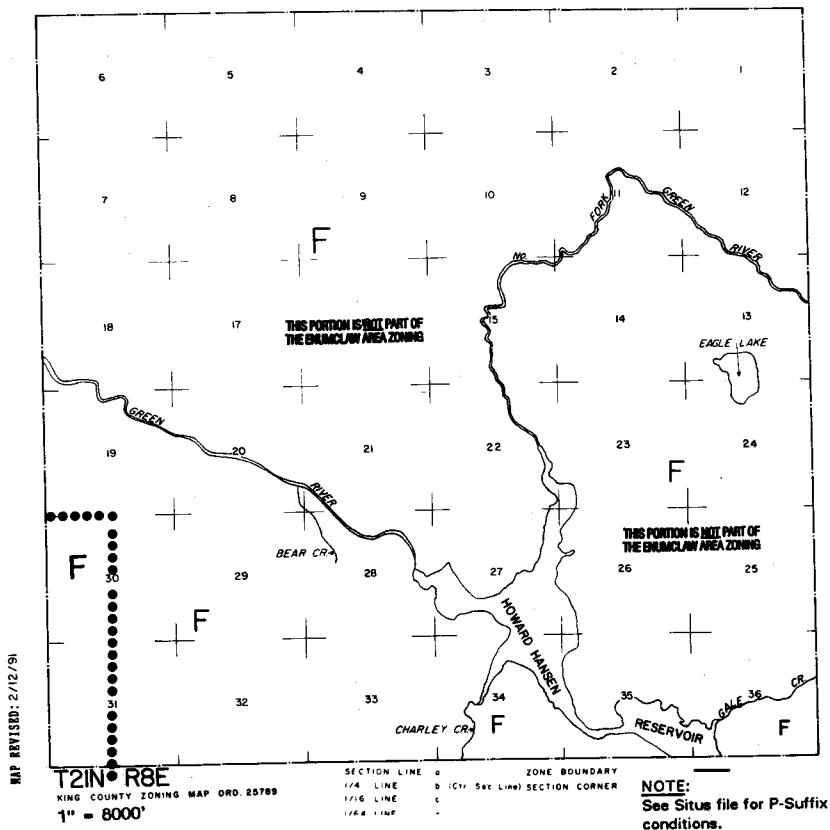
Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

## **T21N R8E**

### **E**

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.



## **E-1/2 T20N R5E**

### **A-35**

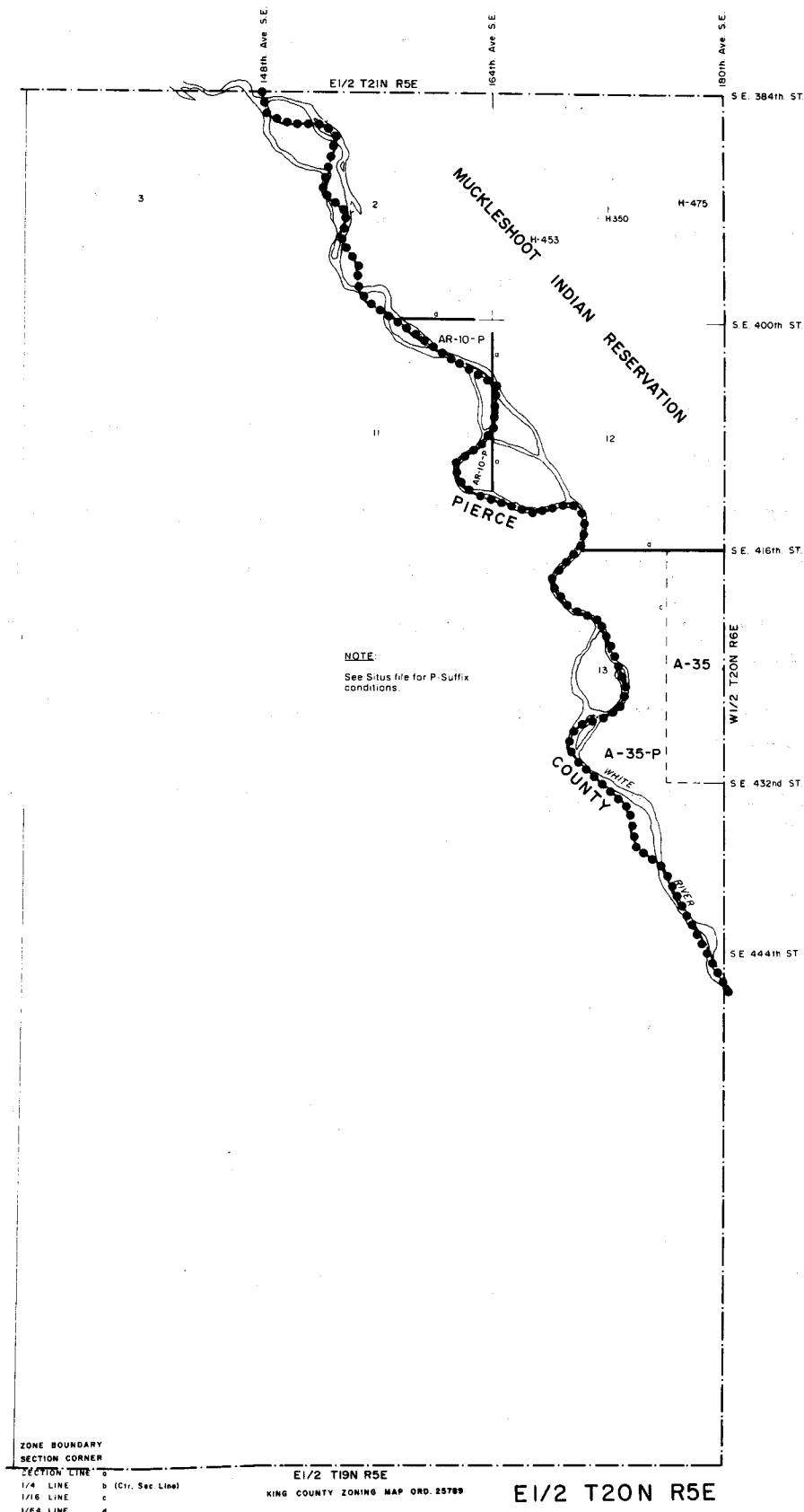
This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

### **A-35-P**

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.





## W-1/2 T20N R6E

### A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to land within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

### A-10-P

Section 4, 5, 6, 7, 8, 9, 17, 18: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

Section 5, Tax lot 23: See page 117 for P-suffix conditions that apply to Historic Sites.

Section 6, Tax lots 10, 23, 25: See page 117 for P-suffix conditions that apply to Historic sites.

Section 7, 41016 - 180th Ave. SE: LaBrash Houses. See page 117 for P-suffix conditions that apply to Historic Sites.

Section 17, 41803 - 207th Ave. SE: Catholic Parish House. See page 117 for P-suffix conditions that apply to Historic Sites.

Section 17, 42225 - 212th Ave. SE: Gray House. See page 117 for P-suffix conditions that apply to Historic Sites.

#### B-N-P

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which relate to Rural Neighborhood Centers. This zone is applied to the Rural Neighborhood Centers identified by the Enumclaw Community Plan and implements plan policies EN-41, EN-42 and EN-43.

See pp 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.

#### A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retail parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policy EN-48.

**A-35-P**

**Section 5, Tax lot 1: See page 117 for the P-suffix conditions that apply to Historic Sites.**

**Section 7, Tax lot 10: See page 117 for the P-suffix conditions that apply to Historic Sites.**

**Section 20: 19916 SE 436th St. Anderson House. See page 117 for the P-suffix conditions that apply to Historic Sites.**

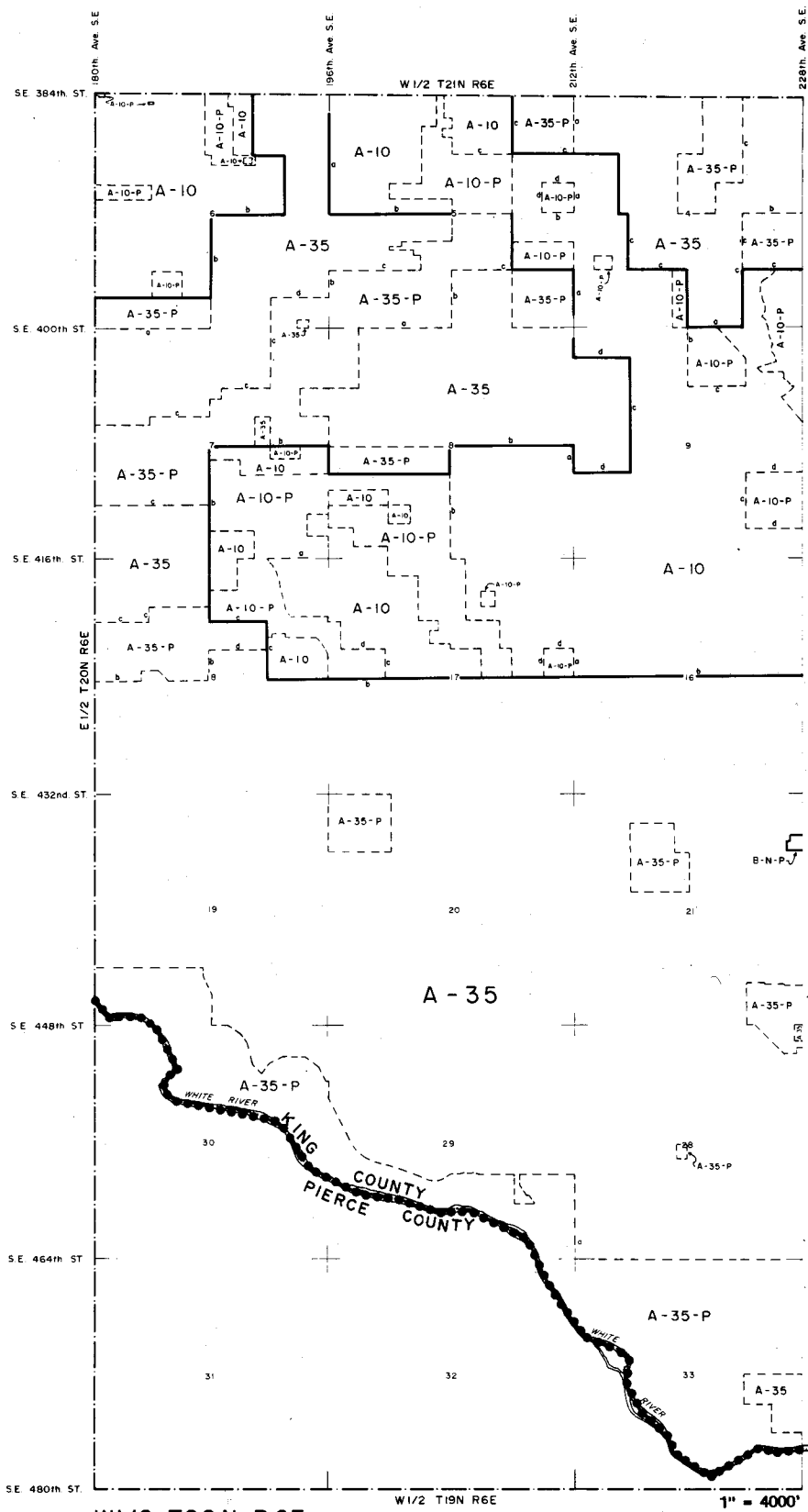
**Section 28: Tax lot 1. Osceola Pickle Factory and Archaeology Site. See page 117 for P-suffix conditions which apply to Historic Sites.**

**Section 28: 21921 SE 456th St: The New Osceola School. See page 117 for P-suffix conditions which apply to Historic Sites.**

**Section 28: Tax lot 16. The Old Osceola School. See page 117 for P-suffix conditions which apply to Historic Sites.**

**Section 33: 22531 SE 464th: Glass House. See page 117 for P-suffix conditions which apply to Historic Sites.**

**Sections 4, 5, 6, 7, 8, 18, 21, 29, 30, 32, 33: See page 118 for P-suffix conditions which apply to stream corridors and wetlands.**



W1/2 T20N R6E

KING COUNTY ZONING MAP ORD. 25769

**NOTE:**  
See Situs file for P-Suffix conditions.

SECTION LINE  
1/4 LINE  
1/16 LINE  
1/64 LINE

ZONE BOUNDARY  
SECTION CORNER

## **E-1/2 T20N R6E**

### **AR-2.5**

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

### **AR-2.5-P**

Section 2: See page 118 for P-suffix conditions that apply to streams and wetlands.

### **AR-5**

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### **AR-5-P**

E-1/2 section 1, Tax lot 49, See page 117 for the P-suffix conditions which apply to Historic Sites.

Section 14: See page 118 for P-suffix conditions that apply to streams and wetlands.



#### AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

#### AR 10-P

Sections 2, 12, E-1/2 13, E-1/2 35, 36: See page 118 for the P-suffix conditions that apply to streams and wetlands.

E-1/2 Section 12, Tax lots 9, 23: See page 117 for P-suffix conditions that apply to historic sites.

E-1/2 Section 13: See page 134 for P-suffix conditions which apply to trails.

#### A-10

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to land within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

#### A-10-P

Section 10, 40227 - 244th Ave. SE: Malnerich Farm House. See page 117 for the P-suffix conditions that apply to Historic Sites.

Section 10: See page 118 for P-suffix conditions which apply to streams and wetlands.

E-1/2 Sections 13 and 24: See page 134 for the P-suffix conditions which apply to trails.

### A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

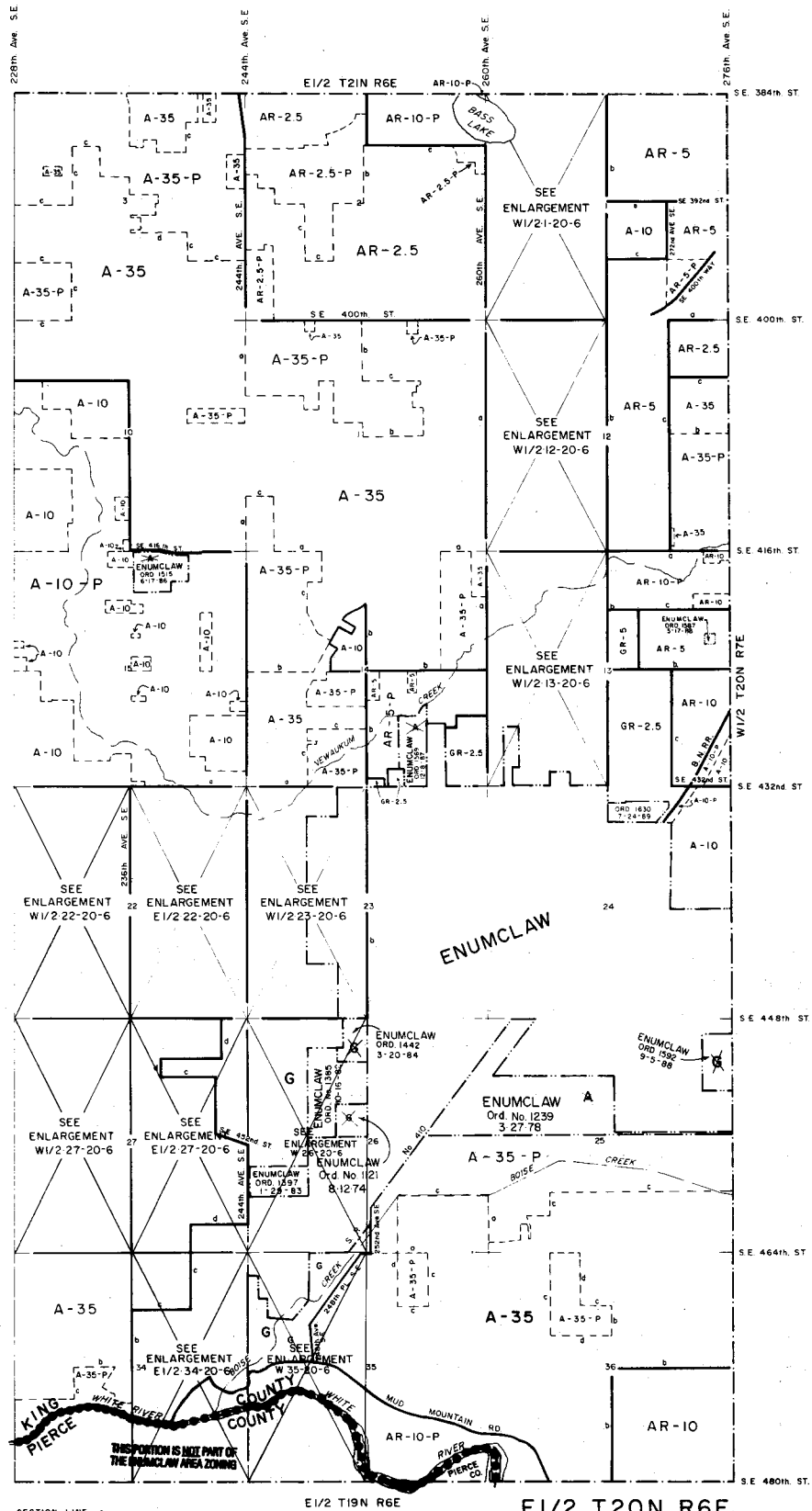
### A-35-P

Section 10, Tax lot 48; Section 11, Tax lot 4; Section 25, Tax lot 17; E-1/2 Section 26, Tax lot 140; E-1/2 Section 35, Tax lot 50; Section 34, SR 410 @ White River, White River Bridge; See page 117 for the P-suffix conditions that apply to Historic Sites.

Sections 3, 11, 12, 14, 15, 25, E-1/2 26, W-1/2 34, 36: See page 118 for P-suffix conditions which apply to streams and wetlands.

### GR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Lands. The GR-2.5 zone prescribes an overall density of one unit per two and one half acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on pages 50.



SECTION LINE a  
1/4 LINE b (Cfr. Sec. Line)  
1/16 LINE c  
1/64 LINE d

ZONE BOUNDARY  
SECTION CORNER

NOTE:  
See Situs file for P-Suffix  
conditions.

E1/2 T20N R6E

KING COUNTY ZONING MAP ORD. 25789

1" = 400'

## **W 1-20-6**

### **AR-5**

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### **AR 5-P**

See page 118 for the P-suffix conditions that apply to wetlands.

### **AR-10-P**

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 118 for the P-suffix conditions that apply to wetlands.

### **A-10-P**

The purpose of this zoning is to permit uses related to agricultural production and to establish a minimum lot area which retains parcels large enough to be managed for agriculture while discouraging non-agricultural activities. This zone is generally applied to land within the Agricultural Production Districts designated by the King County Comprehensive Plan.

This zoning implements Enumclaw Community Plan policy EN-47.

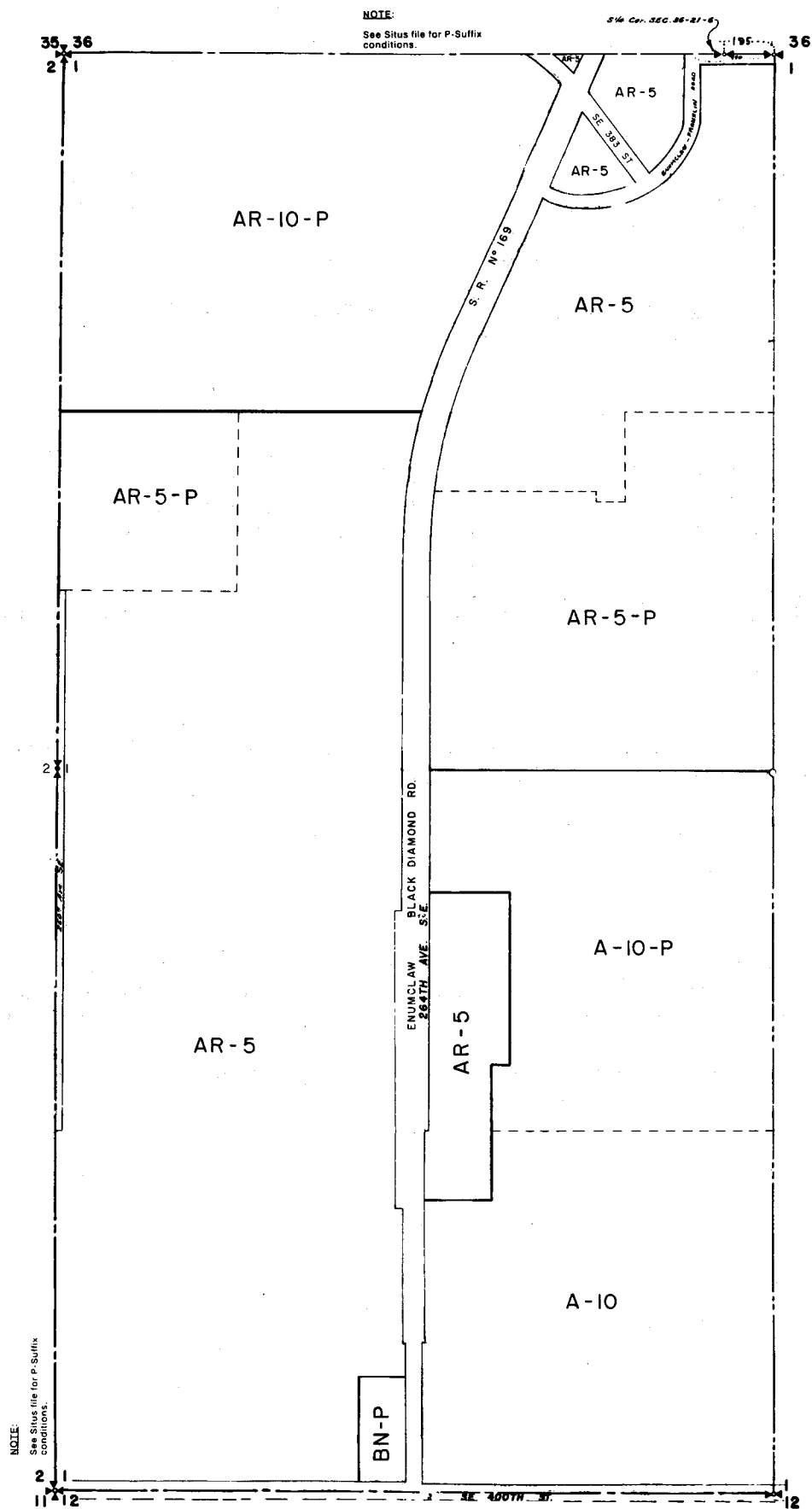
See page 118 for the P-suffix conditions that apply to wetlands.

### **BN-P**

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which relate to Rural Neighborhood Centers. This zone is applied to the Rural Neighborhood Centers identified by the Enumclaw Community Plan and implements plan policies EN-41, EN-42 and EN-43.

See page 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.

Tax lot 25: Krain Corner Tavern. See page 117 for the P-suffix conditions that apply to Historic Sites.



AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR-10-P

40513 - 264th Ave. SE, Paschich Log House and 41207 - 264th Ave. SE Logar House. See page 117 for the P-suffix conditions that apply to Historic Sites.

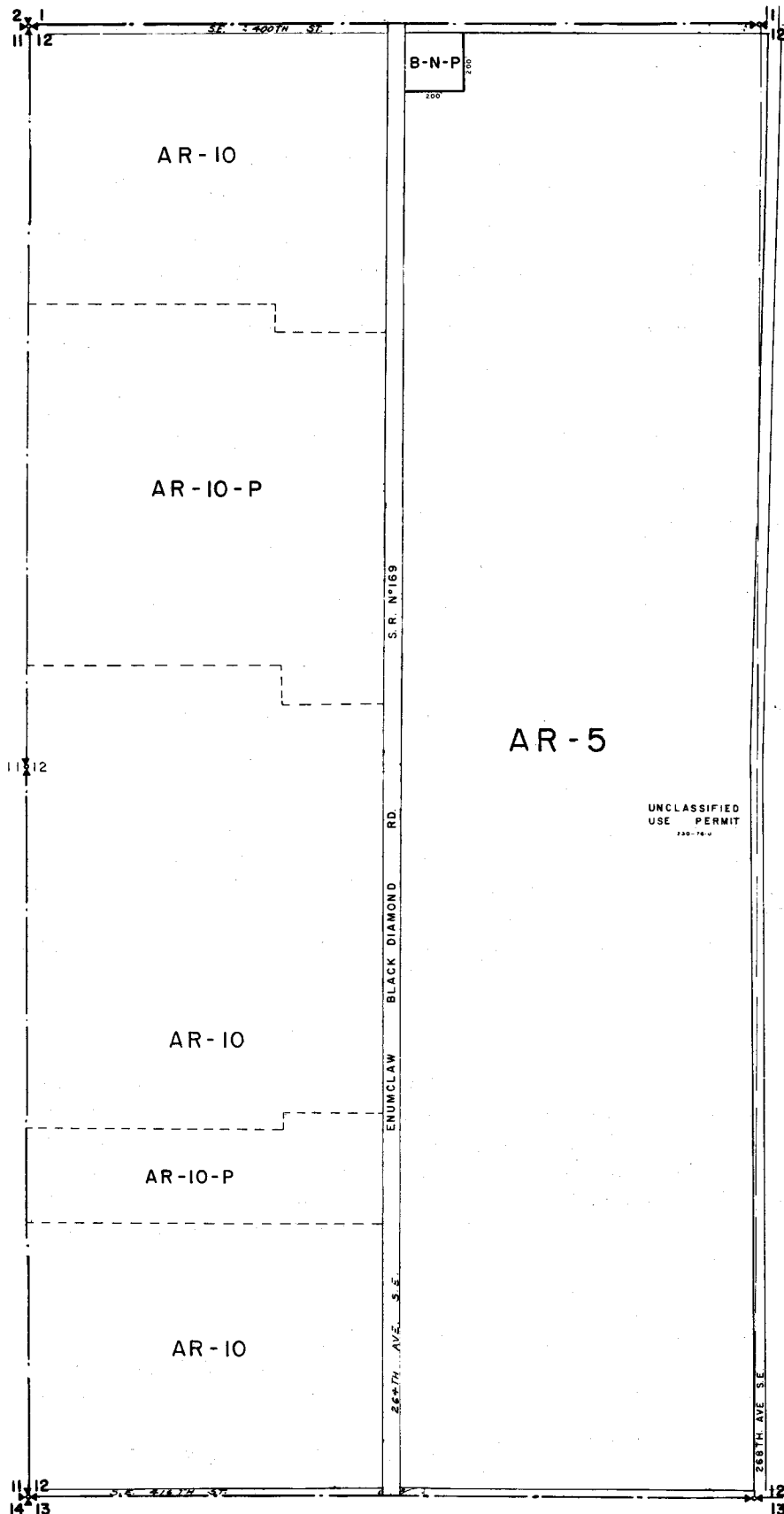
See page 118 for P-suffix conditions which apply to streams and wetlands.

BN-P

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which relate to Rural Neighborhood Centers. This zone is applied to the Rural Neighborhood Centers identified by the Enumclaw Community Plan and implements plan policies EN-41, EN-42 and EN-43.

See page 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.





W12-20-6

Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

AR-2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR-10-P

See page 118 for the P-suffix conditions that apply to stream corridors.

GR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-2.5 zone prescribes an overall density of one unit per two and one half acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on pages 50.

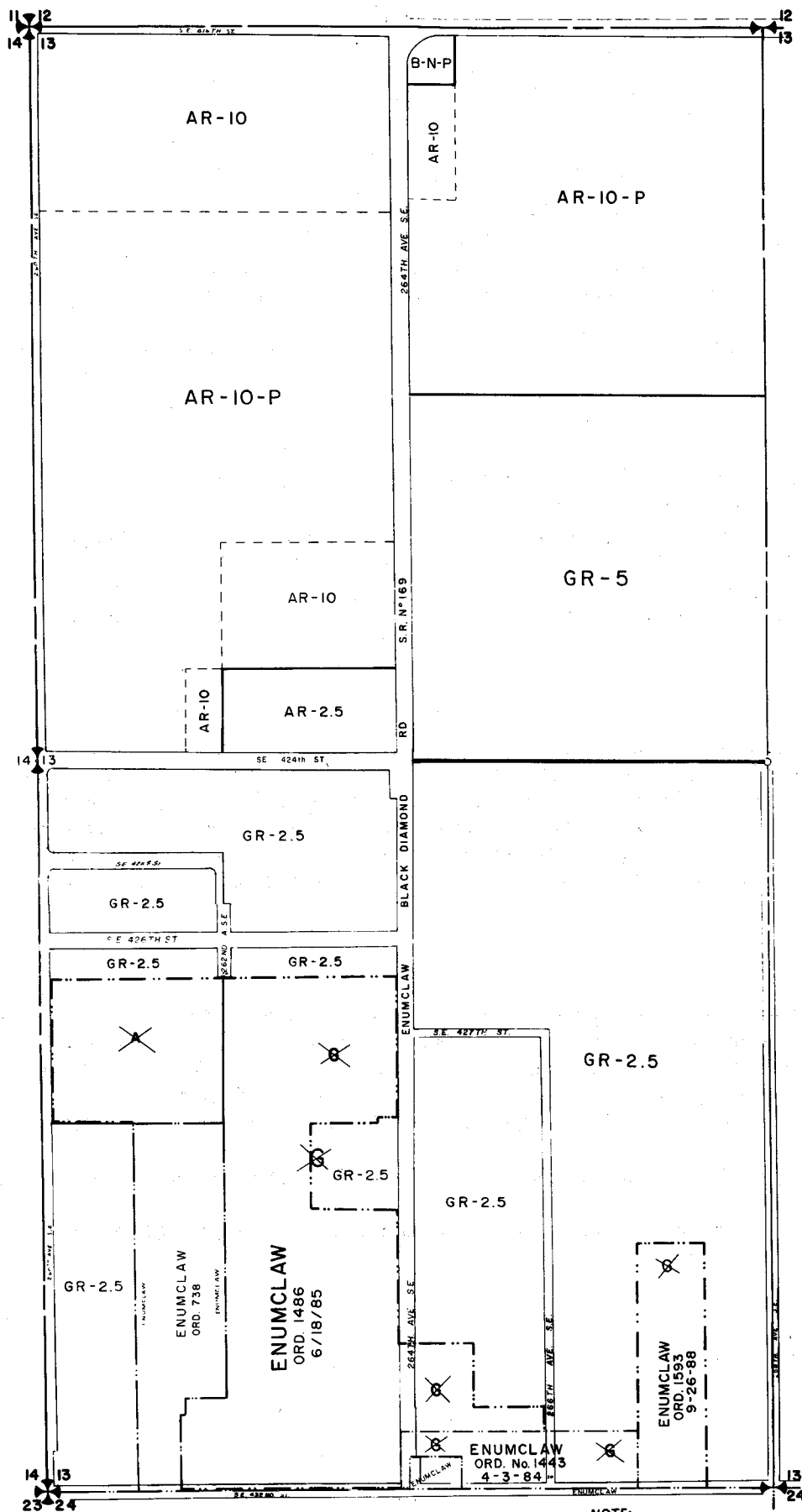
GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone designation differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-5 zone prescribes an overall density of one unit per five acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on pages 50.

BN-P

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which relate to Rural Neighborhood Centers. This zone is applied to the Rural Neighborhood Centers identified by the Enumclaw Community Plan and implements plan policies EN-41, EN-42 and EN-43.

See pp 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.



W 13-20-6

Scale: 1" = 600' 200' MAP REVISED: 2/1/85

NOTE:  
See Situs file for P-Suffix conditions.

AR-2.5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

GR-5

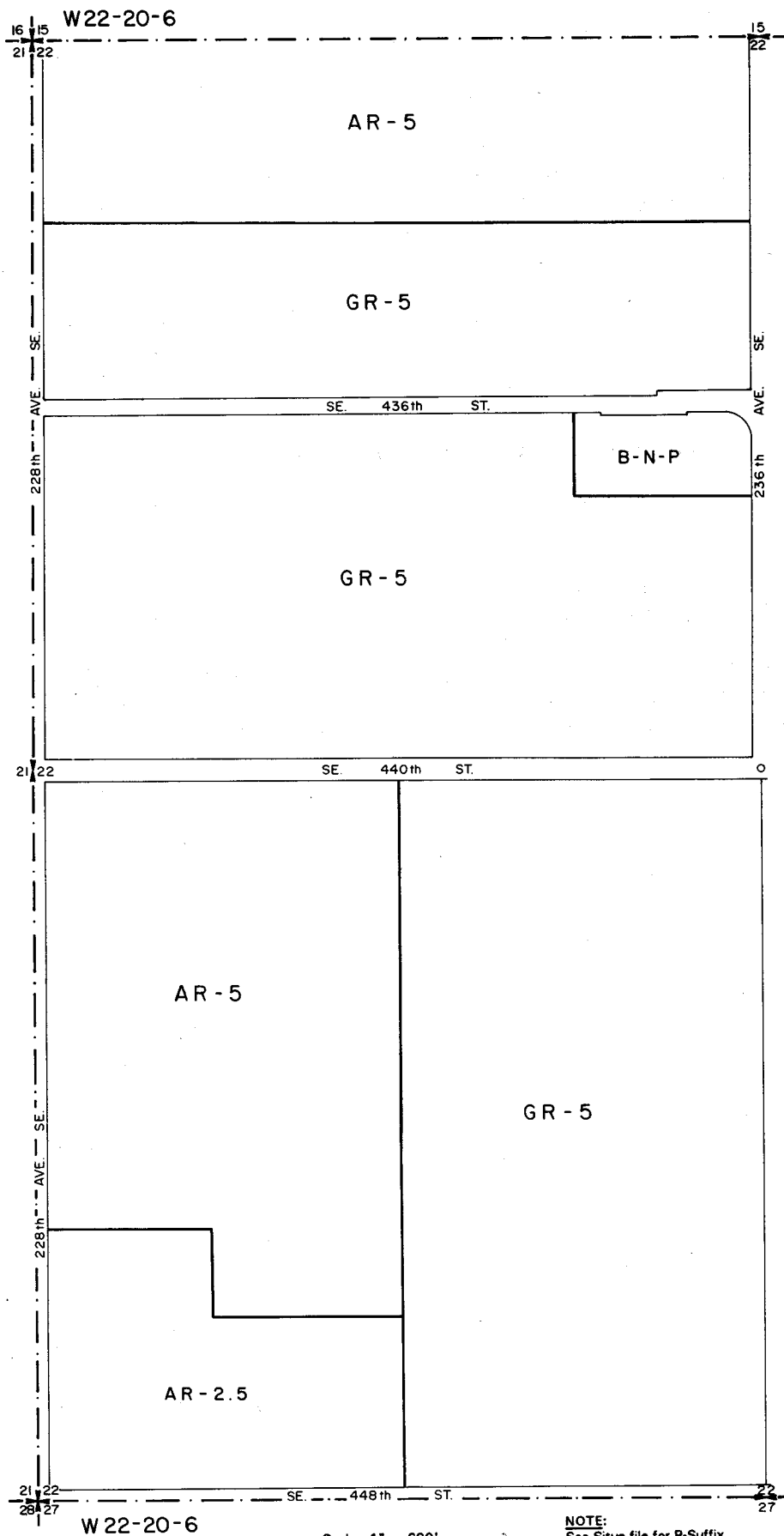
The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone designation differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-5 zone prescribes an overall density of one unit per five acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on page 50.

BN-P

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

See page 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.



Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

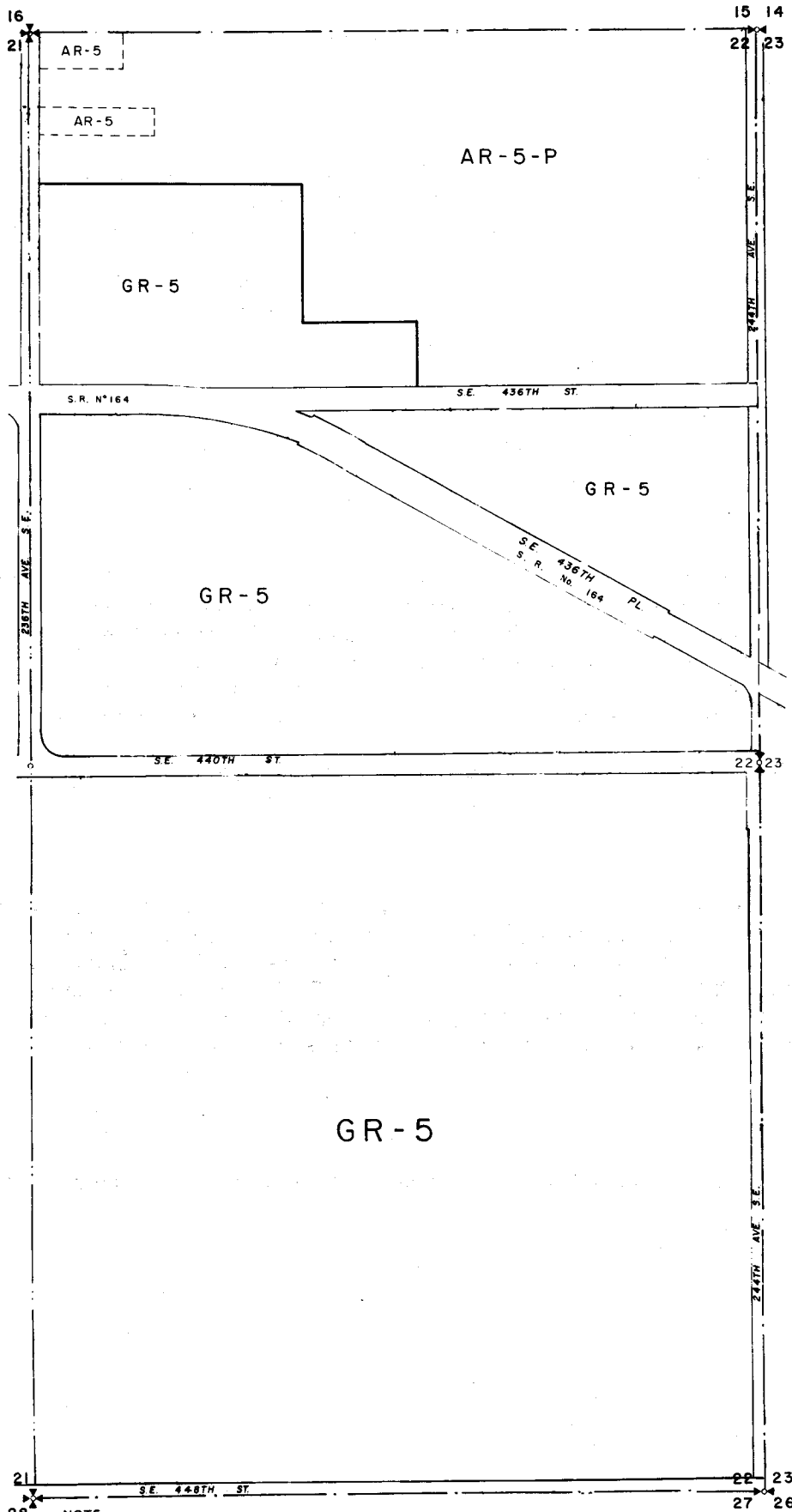
AR-5-P

See page 118 for the P-suffix conditions that apply to stream corridors.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone designation differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-5 zone prescribes an overall density of one unit per five acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on page 50.





NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

E22-20-6

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Area with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-5-P

See page 118 for the P-suffix conditions that apply to stream corridors.

GR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-2.5 zone prescribes an overall density of one unit per two and one half acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on pages 50.

See page 118 for the P-suffix conditions that apply to stream corridors.

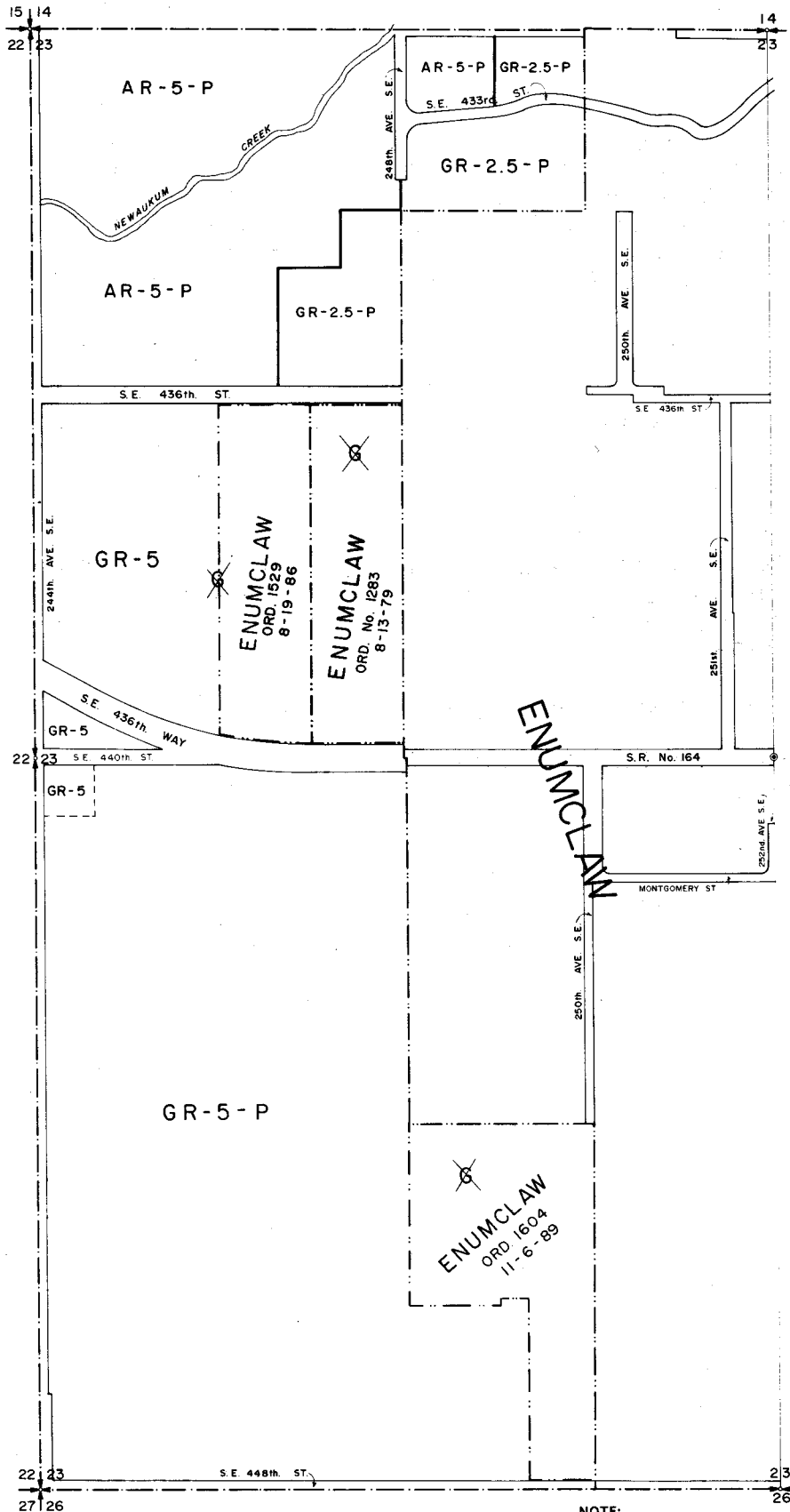
GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone designation differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-5 zone prescribes an overall density of one unit per five acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on page 50.

GR-5-P

See page 149 for P-suffix conditions which apply to properties near the Enumclaw Airport.

W23-20-6



W23-20-6

Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

GR-5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone designation differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-5 zone prescribes an overall density of one unit per five acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on page 50.

GR-5-P

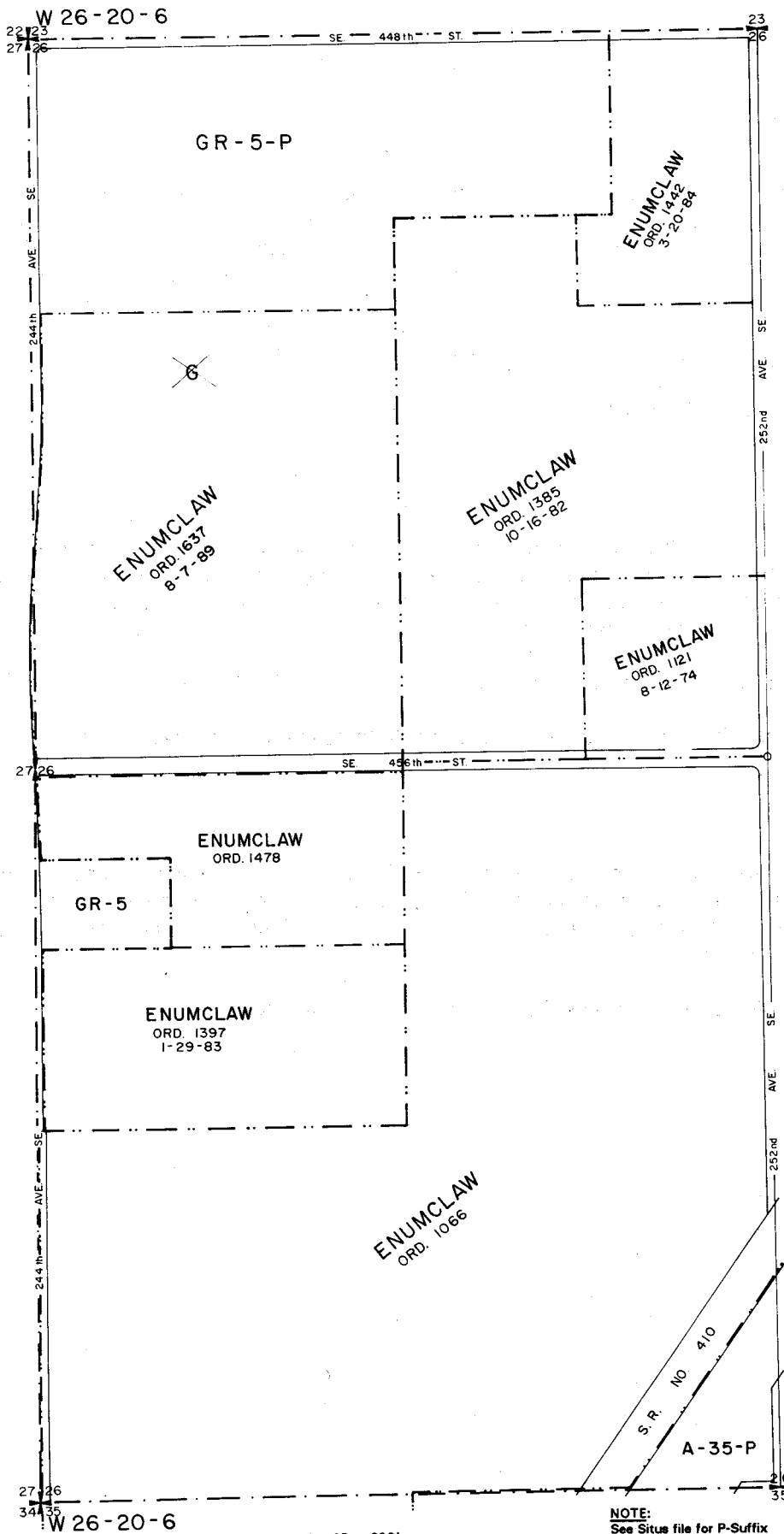
See page 149 for the P-suffix conditions that apply near the Enumclaw Airport.

A-35-P

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

See page 118 for P-suffix conditions that apply to stream corridors.



AR 2.5-P

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

See page 149 for the P-suffix conditions that apply to near the Enumclaw Airport.

AR-5-P

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

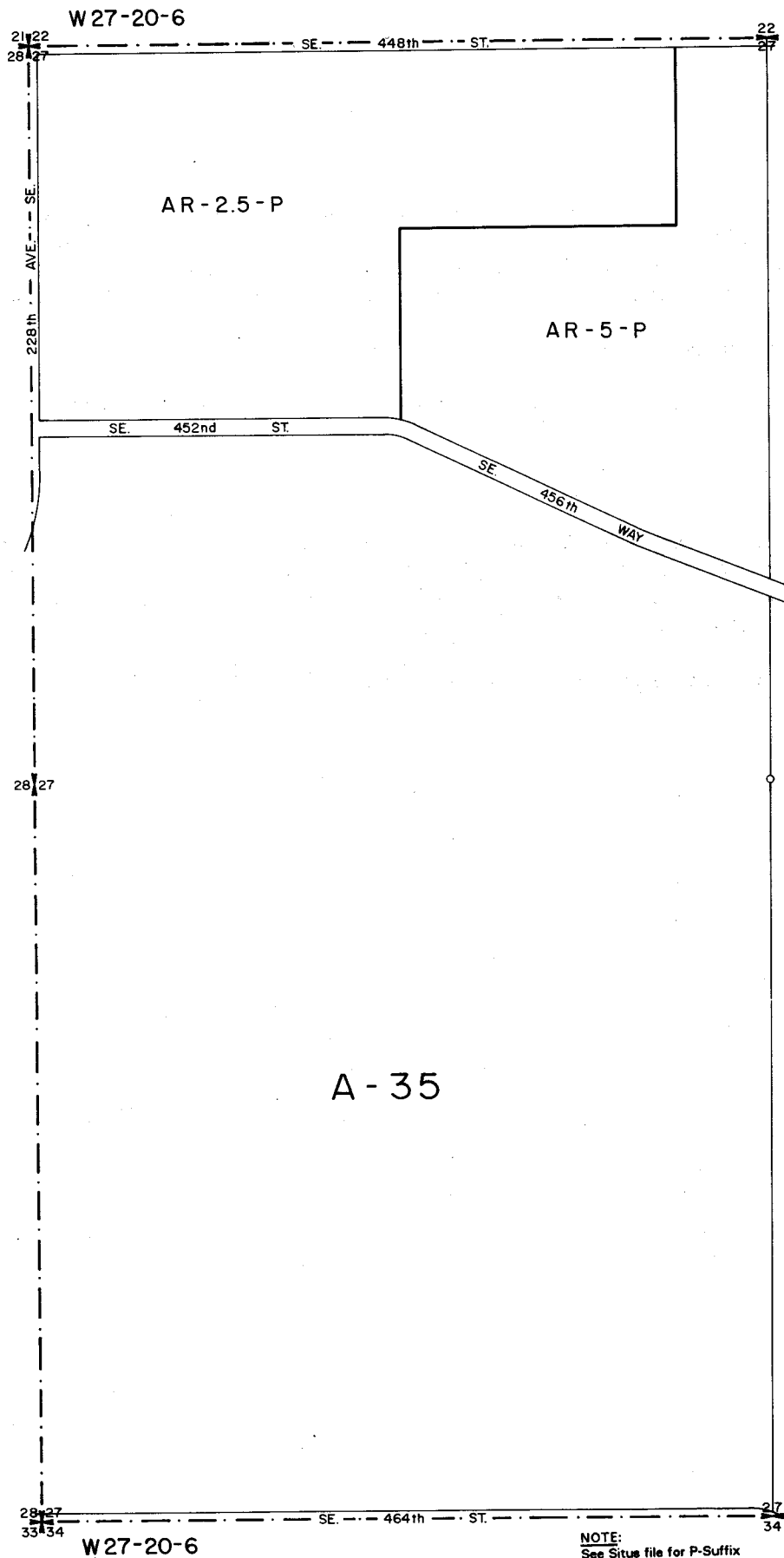
See page 149 for the P-suffix conditions that apply to near the Enumclaw Airport.

A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.





Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

AR-5-P

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

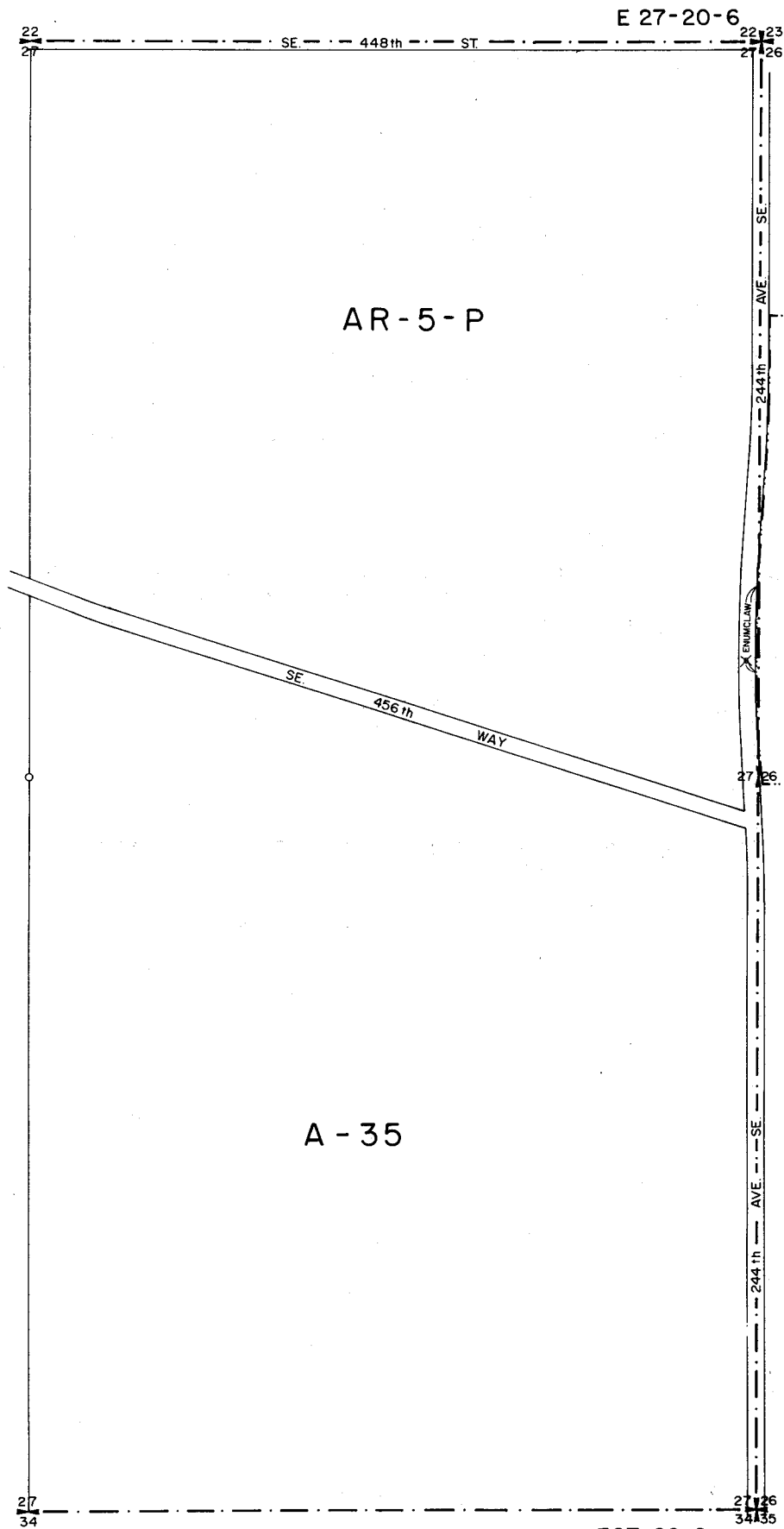
This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

See page 149 for the P-suffix conditions that apply near the Enumclaw Airport.

A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.



NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

E27-20-6

AR-10-P

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 119 for P-suffix conditions that apply to stream corridors and wetlands.

A-35

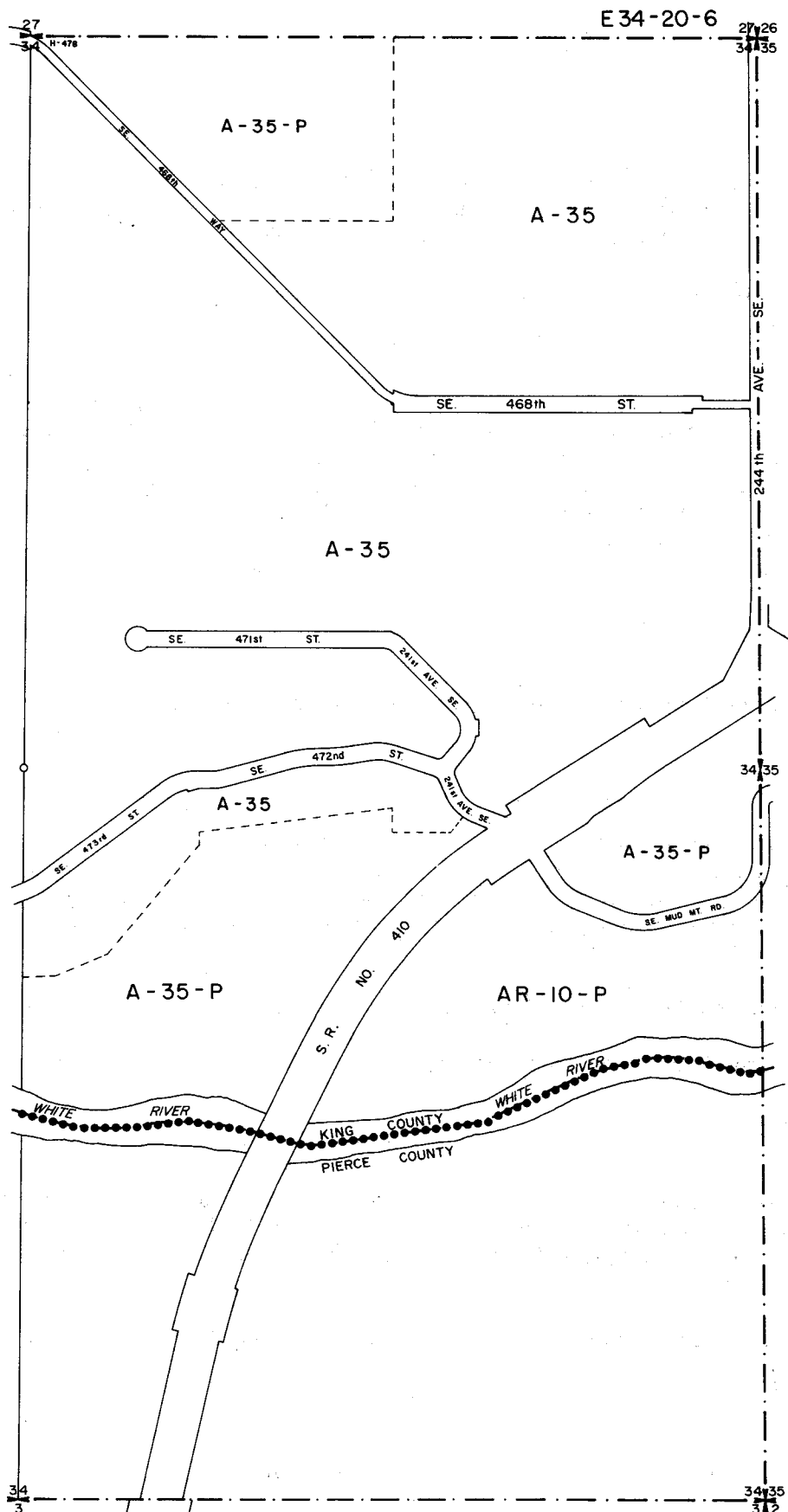
This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

A-35-P

See page 118 for P-suffix conditions that apply to stream corridors and wetlands, and page 134 for P-suffix conditions which apply to trails.

Tax Lot 2: see page 117 for P-suffix conditions which apply to Historic Sites.



Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

E 34-20-6

## **W 35-20-6**

### **BN-P**

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which relate to Rural Neighborhood Centers. This zone is applied to the Rural Neighborhood Centers identified by the Enumclaw Community Plan and implements plan policies EN-41, EN-42 and EN-43.

See page 135 for the P-suffix conditions that apply to Rural Neighborhood Centers.

### **GR-2.5**

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-2.5 zone prescribes an overall density of one unit per two and one half acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on page 50.

### **GR-2.5-P**

See page 118 for P-suffix conditions which apply to streams and wetlands.

### **AR-10-P**

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 118 for P-suffix conditions that apply to stream corridors and wetlands.

### **A-35**

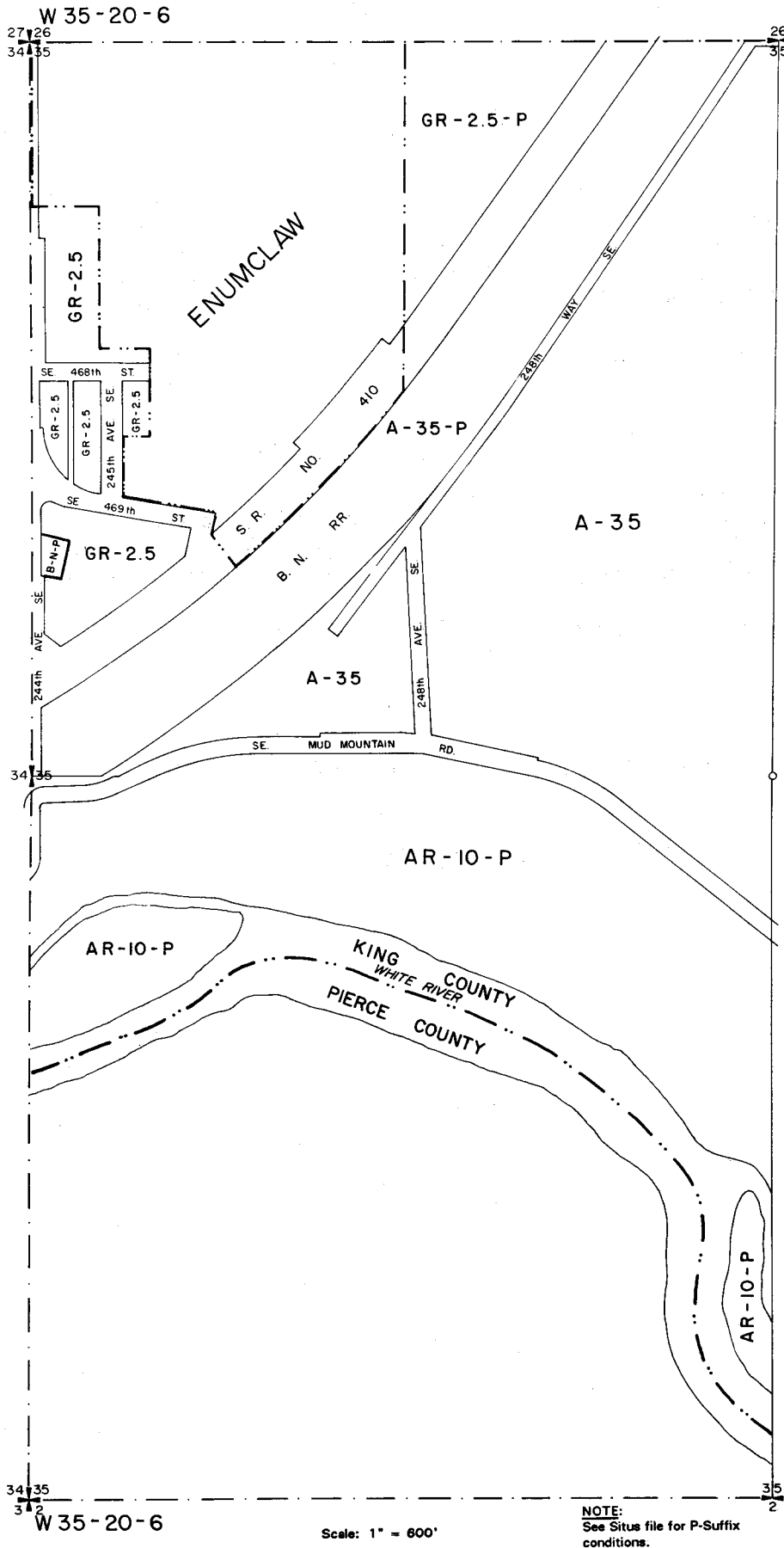
This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

### **A-35-P**

See page 134 for P-suffix conditions that apply to trail corridors.





## **W-1/2 T20N R7E**

### **AR 2.5**

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which supports preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where there is an existing platting pattern of less than 5 acres and where soils can absorb the long term cumulative impacts of on-site sewage disposal without damage to water resources.

This zoning implements Enumclaw Community Plan Policies EN-30 and EN-34.

### **AR 5**

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

### **AR-5-P**

Sections 4, 5, 8, 31: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

Section 32: See page 134 for P-suffix conditions that apply to trails.

## AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

## AR-10-P

Section 4: 30803 SE 384th Ave. Peter Mackey Farm. See page 117 for the P-suffix conditions that apply to Historic Sites.

Sections 4, 5, 8, 18, 29: See page 118 for P-suffix conditions that apply to stream corridors and wetlands.

Section 19: SE 1/4 of NE 1/4, Enumclaw Landfill. Geotechnical study shall be done prior to any building permit, subdivision or short subdivision approval to assure that development is not endangered by toxic residue from the landfill.

Sections 5, 18, 29: See page 134 for P-suffix conditions that apply to trails.

## A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

## A-35-P

Sections 7, 8, 18, 31: See page 118 for the P-suffix conditions that apply to stream corridors.

Section 7: 41408 - 292nd Ave. SE: Tamm House. See page 117 for the P-suffix conditions that apply to Historic Sites.

## F (Forest)

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

**F-P\*** (Forest-P-Suffix)

Sections 16, 17, 20, 21, 28, 29: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

All applicable conditions of approval for Unclassified Use Permit 217-79 remain in effect.

Sections 4, 16, 17, 20, 21, 28, 29, 32, 33: See page 134 for P-suffix conditions that apply to trails.

**M-H-P**

This zoning designation recognizes the Weyerhaeuser Mill site as a resource-based industrial use.

Sections 28, 29, 33: See page 150 for P-suffix conditions that apply to the Weyerhaeuser Mill site.

Section 28: See page 118 for P-suffix conditions which apply to streams and wetlands.

Section 29: See page 134 for P-suffix condition which apply to trails.



AR 5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR 10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

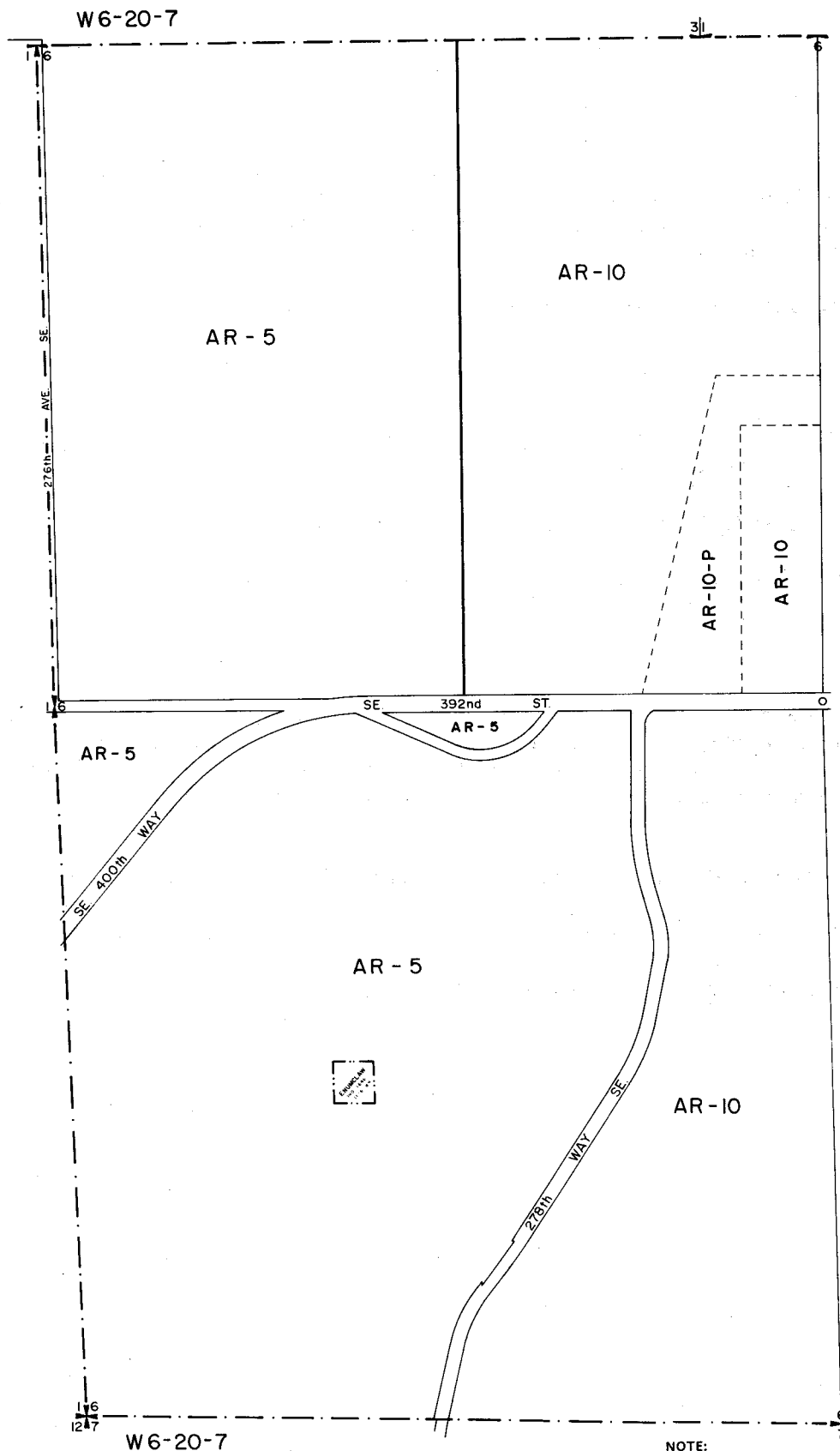
This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

AR 10-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

28206 SE 392nd St., tax lot 11, Joseph Ghiglioue House. See page 117 for the P-suffix conditions that apply to Historic Sites.





A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

A-35-P

28909 SE 392nd St., tax lot 18: C. Malatesta Homestead. See page 117 for the P-suffix conditions that apply to Historic Sites.

See page 134 for P-suffix conditions that apply to trail corridors.

See page 118 for P-suffix conditions which apply to streams and wetlands.

AR-10-P

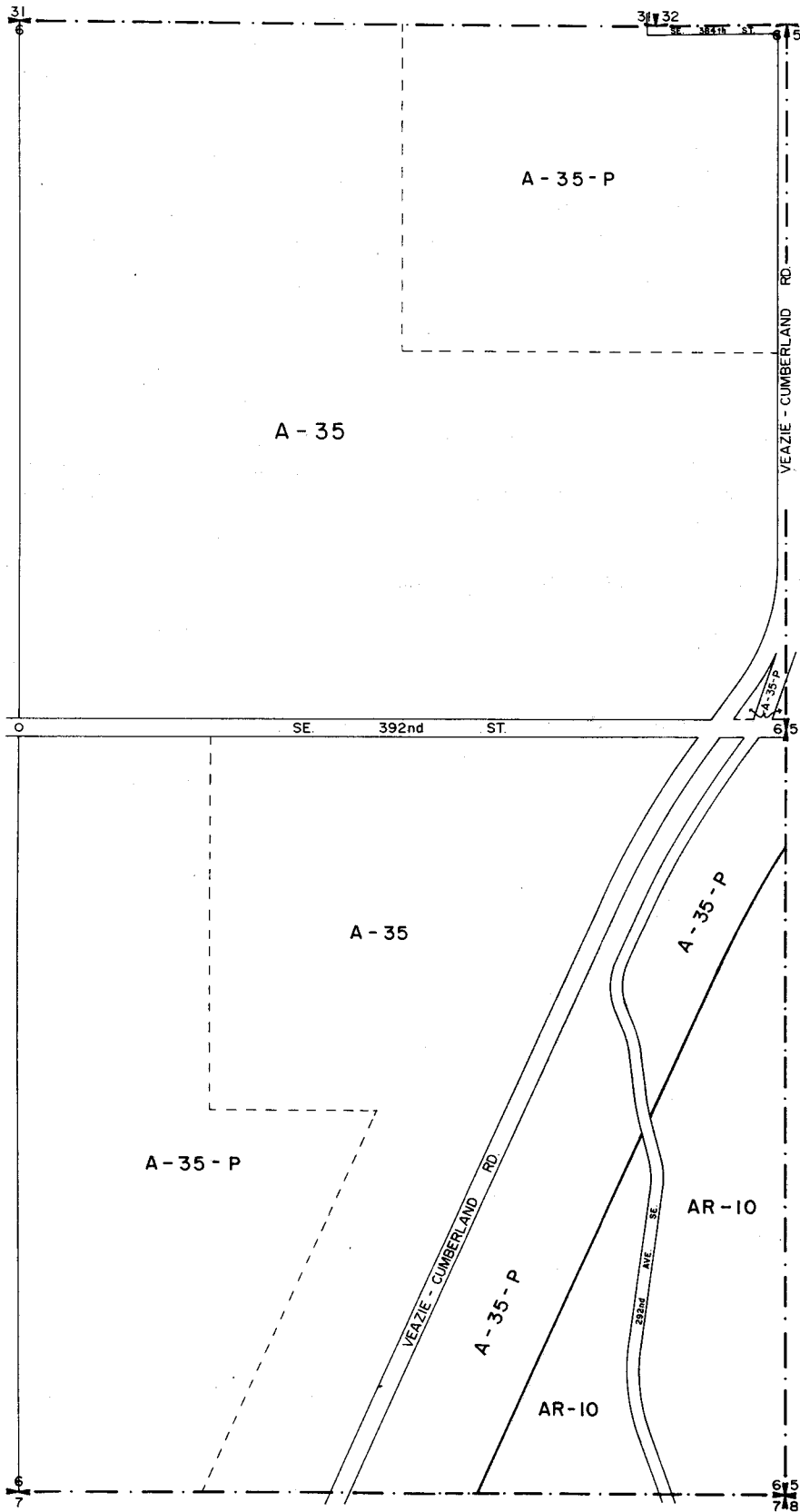
This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

See page 134 for the P-suffix conditions that apply to trails.

E 6-20-7



NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

GR-2.5

The purpose of this zoning is to implement the policies of the King County Comprehensive Plan which directs King County to identify appropriate areas for future city expansion and implements Enumclaw Community Plan policies. This zone differentiates the City of Enumclaw Expansion Area from surrounding Rural Areas and Resource Land. The GR-2.5 zone prescribes an overall density of one unit per two and one half acres but requires lot clustering to encourage the future conversion of the area to higher densities upon annexation of the city. Criteria for annexation are discussed on page 50.

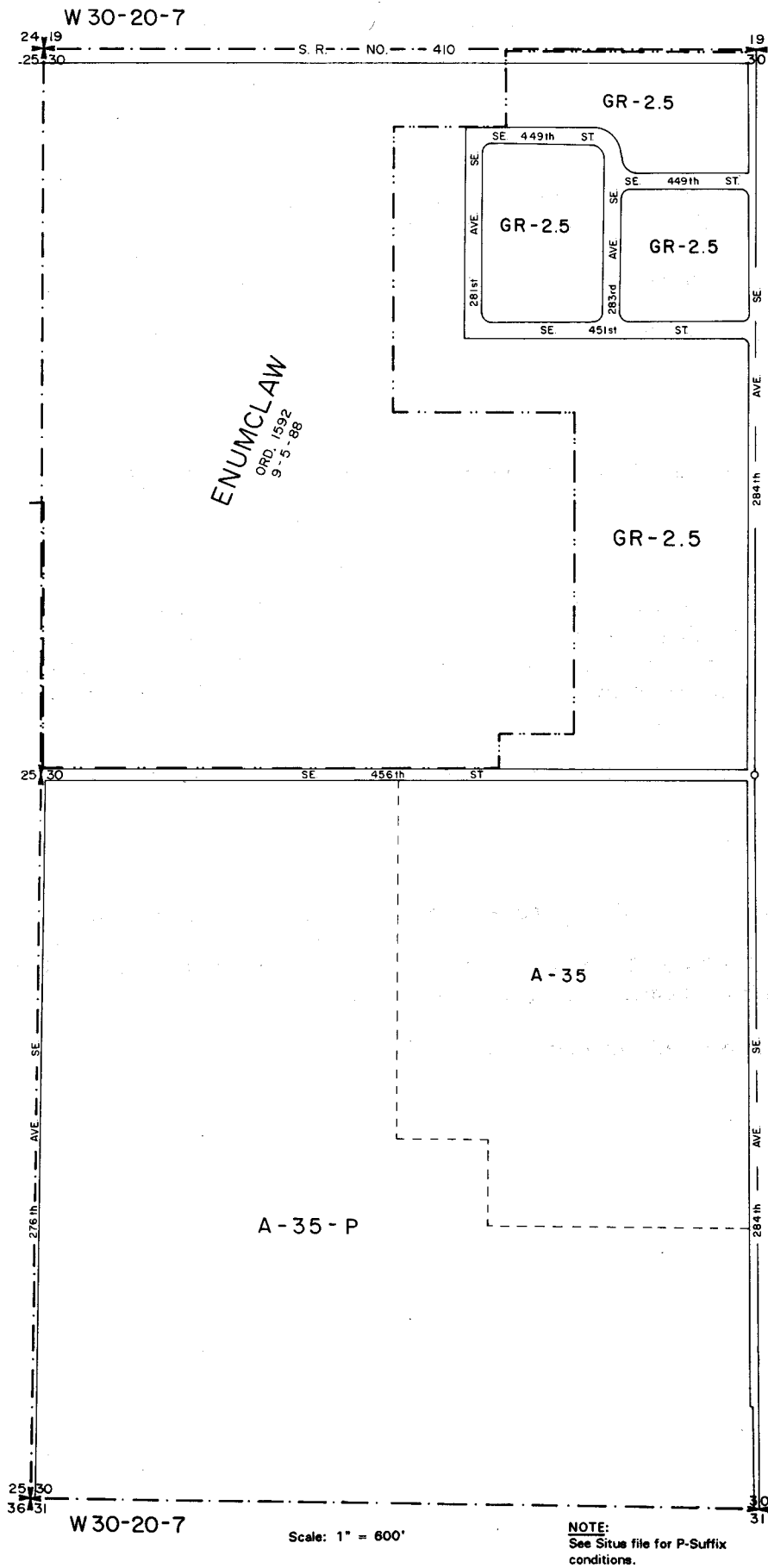
A-35

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

A-35-P

See page 118 for P-suffix conditions that apply to stream corridors and wetlands.



AR 5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR 5-P

See page 118 for P-suffix conditions that apply to stream corridors and wetlands.

AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

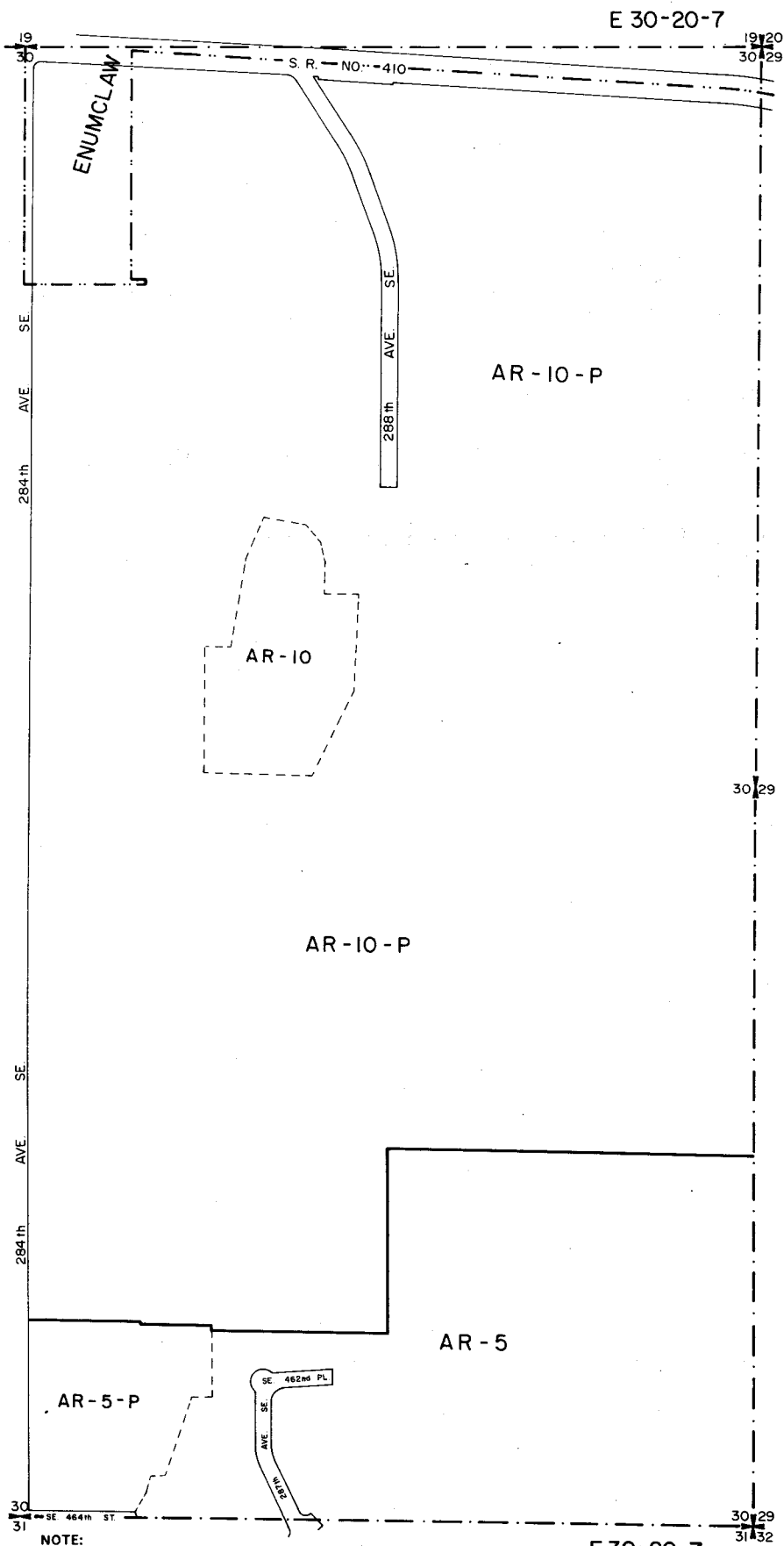
AR-10-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

SE 448th and 204th, Tax lot 6: The W.P.A. Park Building is a designated King County Landmark. See page 117 for the P-suffix conditions that apply to landmarks.

See page 134 for P-suffix conditions that apply to trails.





NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

## E-1/2 T20N R7E

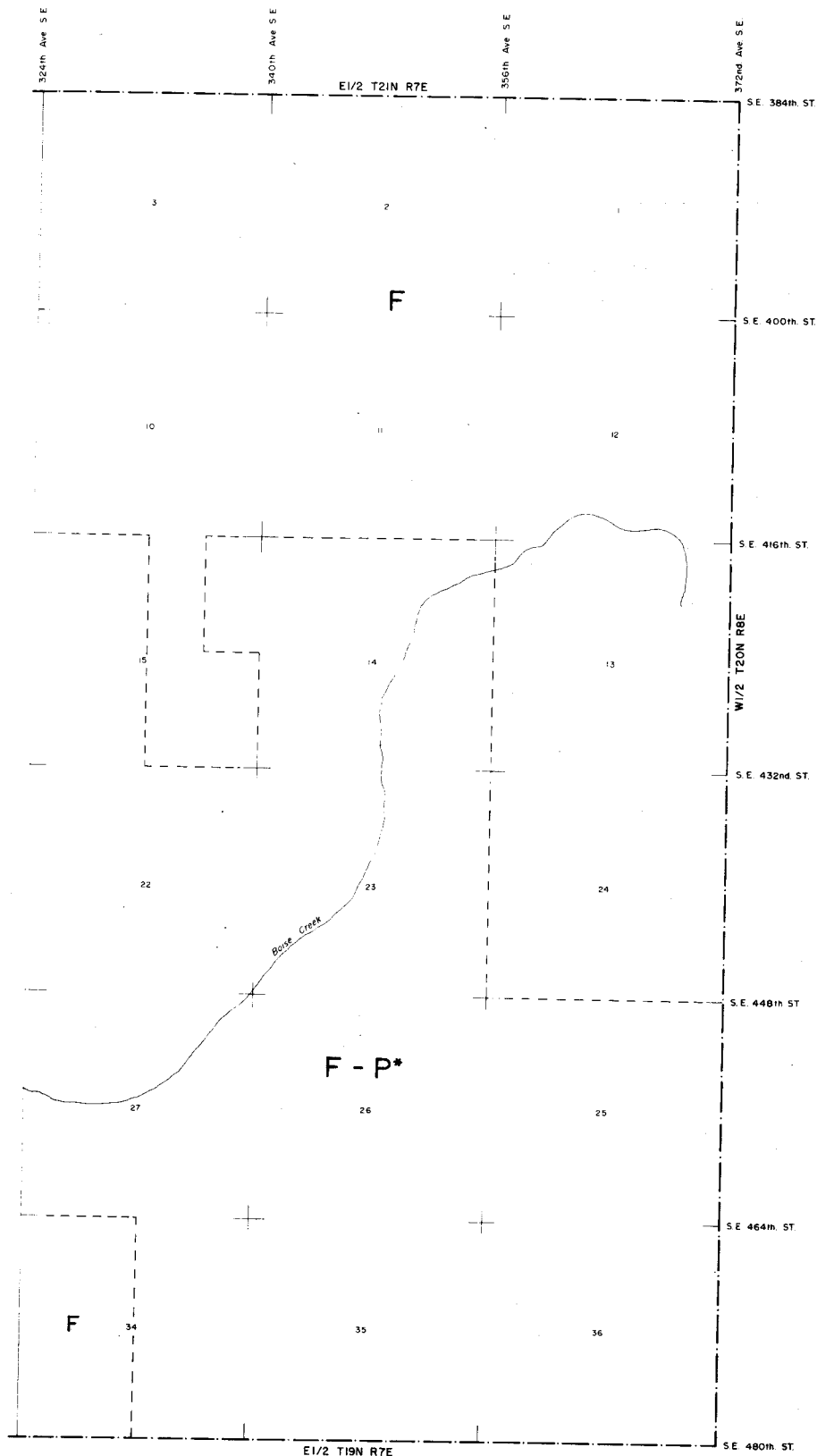
### E

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

### F-P\* (Forest - P-Suffix)

Sections 14, 15, 22, 23, 25, 26, 27, 34, 35, 36: See page 118 for P-suffix conditions that apply to stream corridors and wetlands.

Section 22: See page 134 for P-suffix conditions that apply to trails.



SECTION LINE 0  
 1/4 LINE 9 (Ctr. Sec Line)  
 1/16 LINE 5  
 1/64 LINE 4

ZONE BOUNDARY  
 SECTION CORNER

1" = 4000'

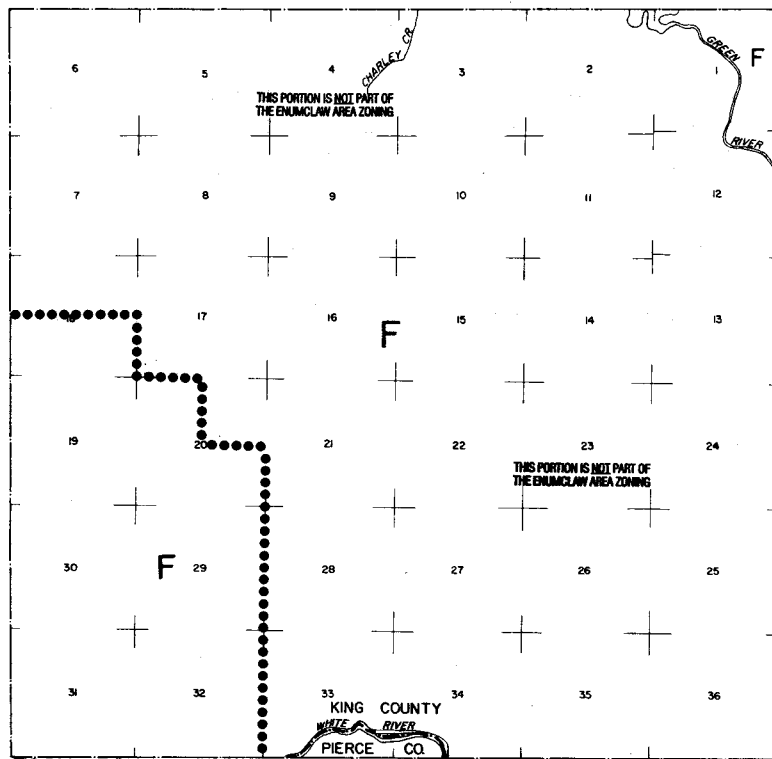
**E1/2 T20N R7E**  
 KING COUNTY ZONING MAP ORD. 25789

**NOTE:**  
 See Situs file for P-Suffix  
 conditions.

## **T20N R8E**

### **E**

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.



T20N R8E

1" = 8000'

NOTE:  
See Situs file for P-Suffix  
conditions.

## E-1/2 T19N R6E

### AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

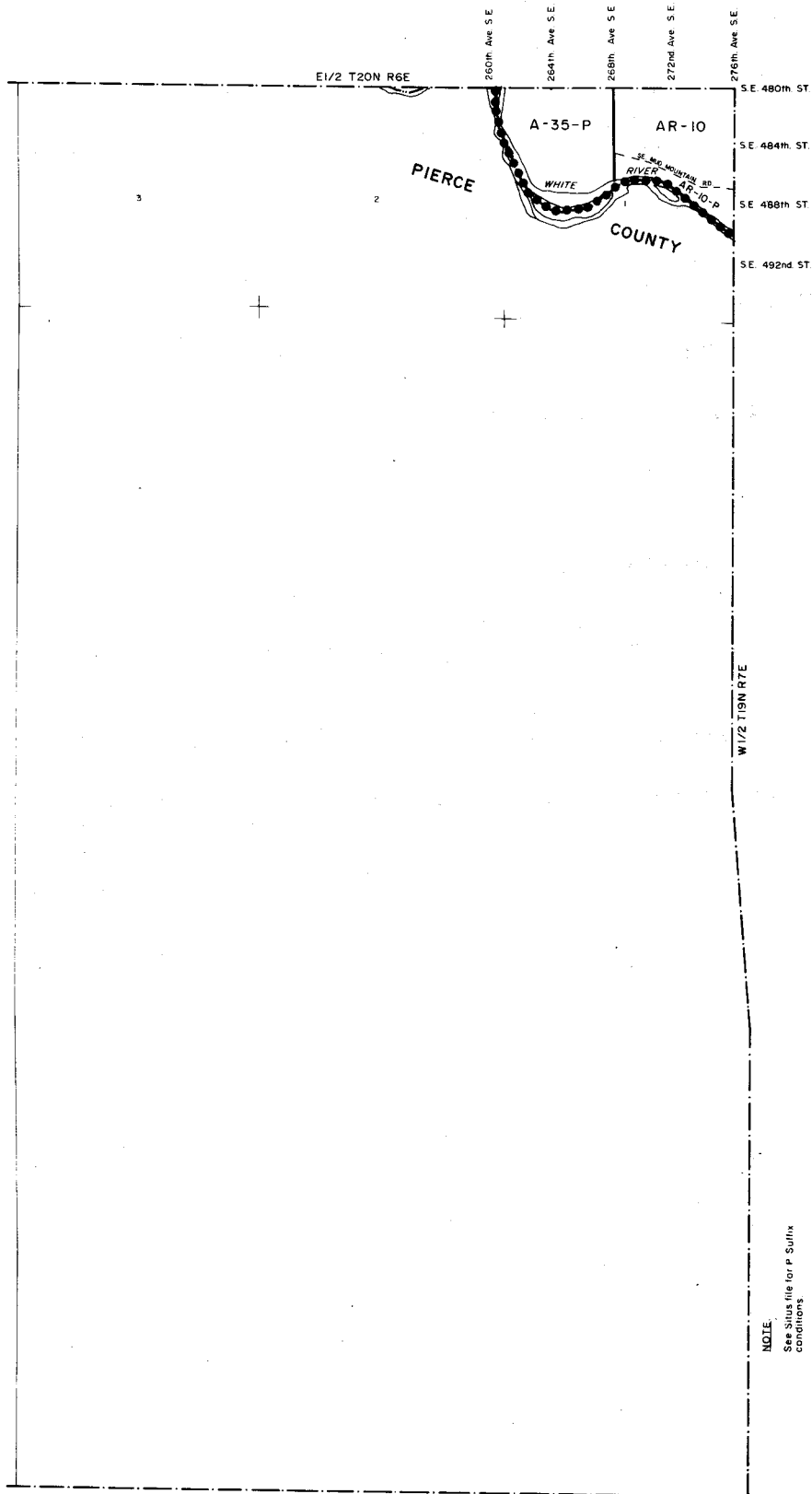
### A-35-P

This zoning allows uses related to agricultural production and establishes a minimum lot area which will retain parcels large enough to be managed for agriculture while discouraging non-agricultural development. This zone is applied generally to lands within the Agricultural Production District designated by the Comprehensive Plan.

This zoning implements Enumclaw Community Plan Policies EN-48.

See page 118 for P-suffix conditions which apply to stream corridors and wetlands.

**NOTE:**  
See Situs file for P-Suffix  
conditions



**NOTE:**  
See Situs file for P-Suffix  
conditions

SECTION LINE	a	ZONE BOUNDARY
1/4 LINE	b (Ctr. Sec Line)	SECTION CORNER
1/16 LINE	c	
1/64 LINE	d	

1" = 4000'

**NOTE:**  
See Situs file for P-Suffix  
conditions.

**E1/2 T19N R6E**  
KING COUNTY ZONING MAP ORD. 25789



F

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

F-P\* (Forest - P-suffix)

Sections 4, 5: See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

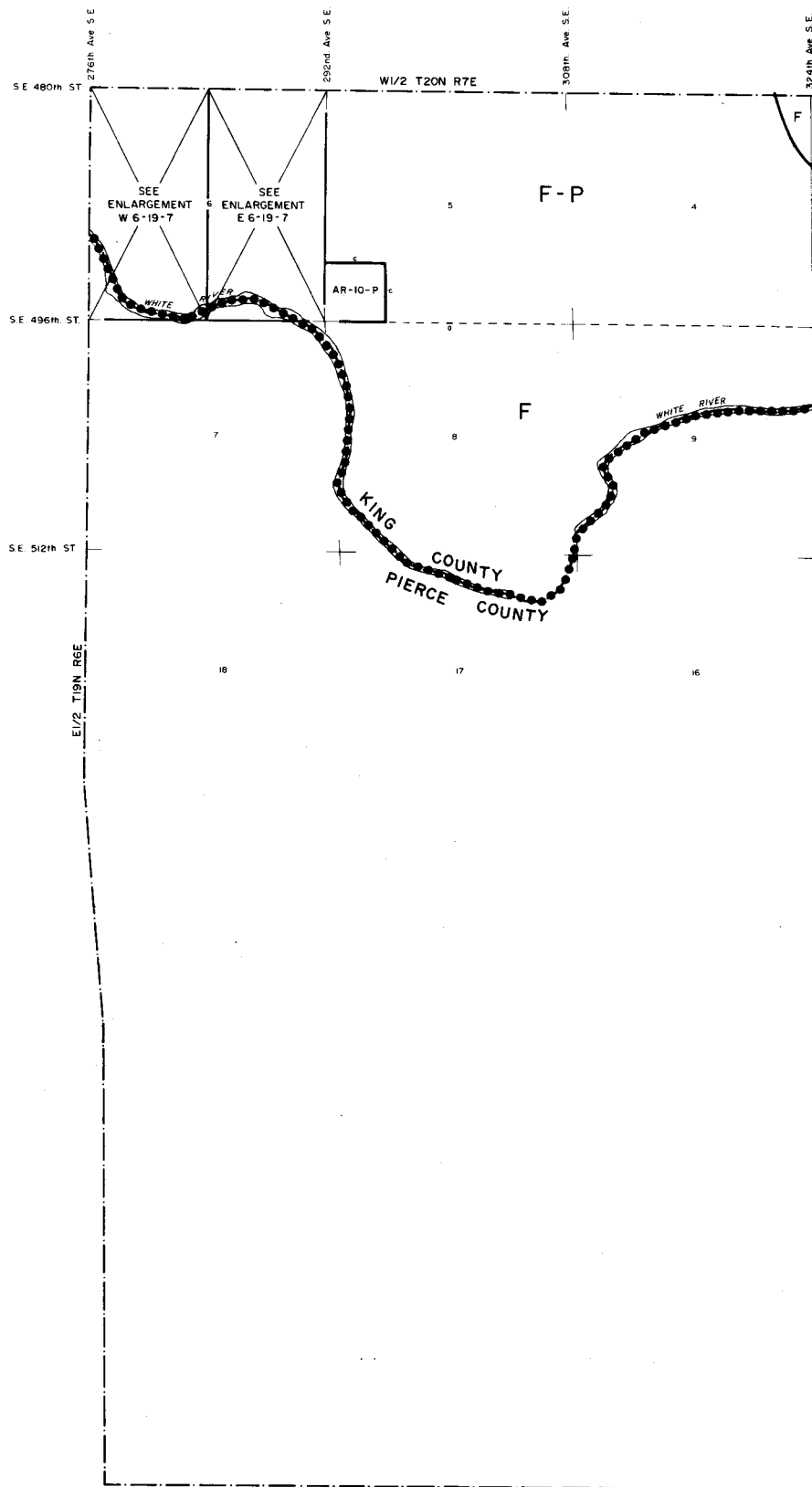
Section 5: See page 134 for the P-suffix conditions that apply to trails.

AR-10-P

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.



WI/2 T19N R7E

KING COUNTY ZONING MAP ORD. 25789

1" = 4000'

SECTION LINE  
1/4 LINE  
1/16 LINE  
1/64 LINE

ZONE BOUNDARY  
SECTION CORNER

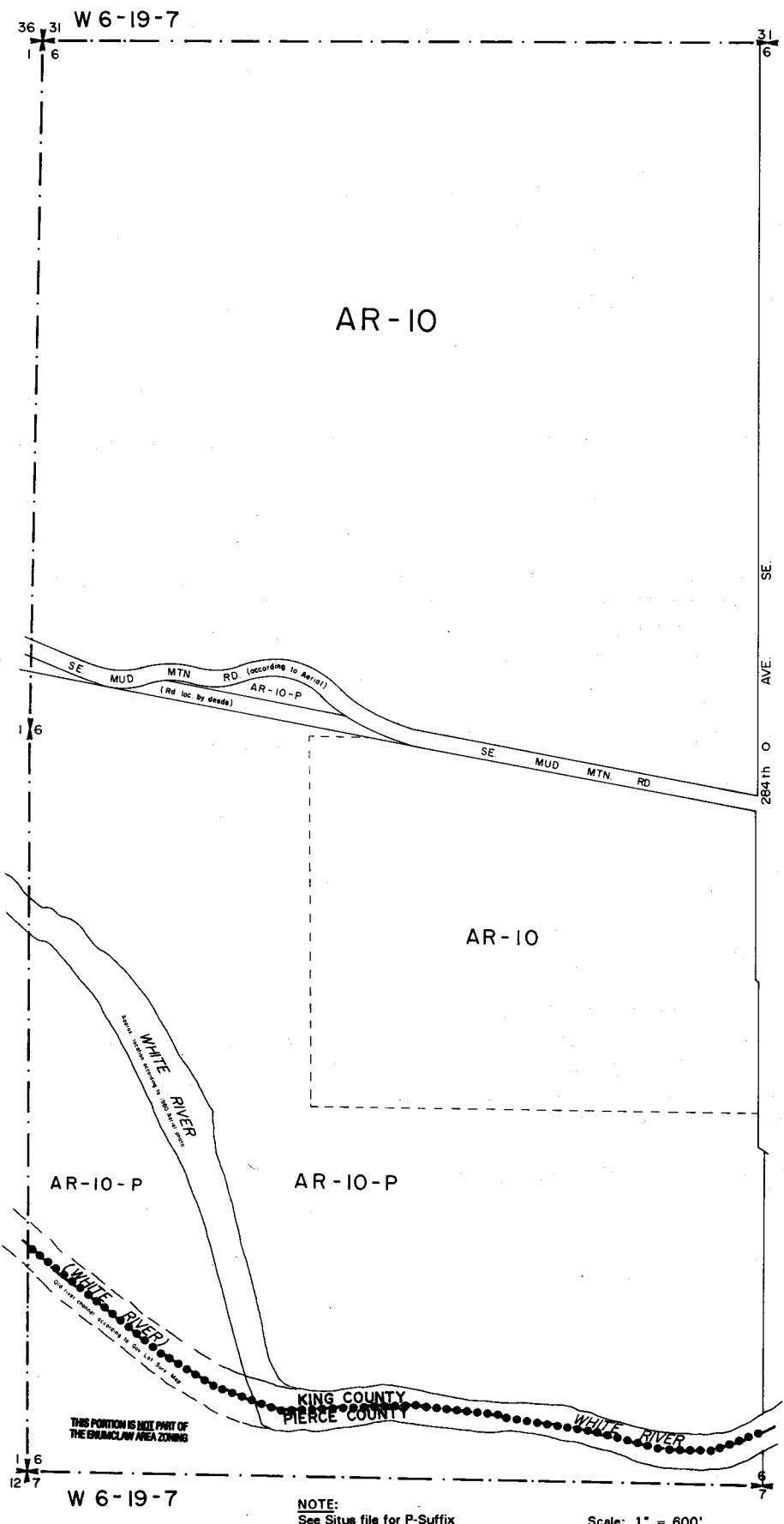
**NOTE:**  
See Situs file for P-Suffix conditions.

AR-10-P

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

See page 118 for the P-suffix conditions that apply to stream corridors.



NOTE:  
See Situs file for P-Suffix  
conditions.

Scale: 1" = 600'

AR-5

The purpose of this zoning classification is to implement the policies of the King County Comprehensive Plan which call for preserving long-term Rural Areas with low residential densities and providing a level of public facilities and services consistent with rural needs. This zone is applied to areas where the platting pattern is 5 acres or more and where there is a minimum of environmental hazards.

This zoning implements Enumclaw Community Plan Policies EN-28 and EN-34.

AR-5-P

Tax lot 33: See page 150 for the P-suffix condition which applies to the Skieens property.

AR-10

This zoning is intended to implement the policies of the King County Comprehensive Plan which calls for maintaining the rural character of the area and continuation of the rural uses of property such as small scale forestry, non-commercial and compatible agricultural activities. New residential densities are also limited to minimize conflict with agricultural resource based uses in the Agricultural Production District.

This zoning implements Enumclaw Community Plan Policies EN-29, EN-46 and EN-49.

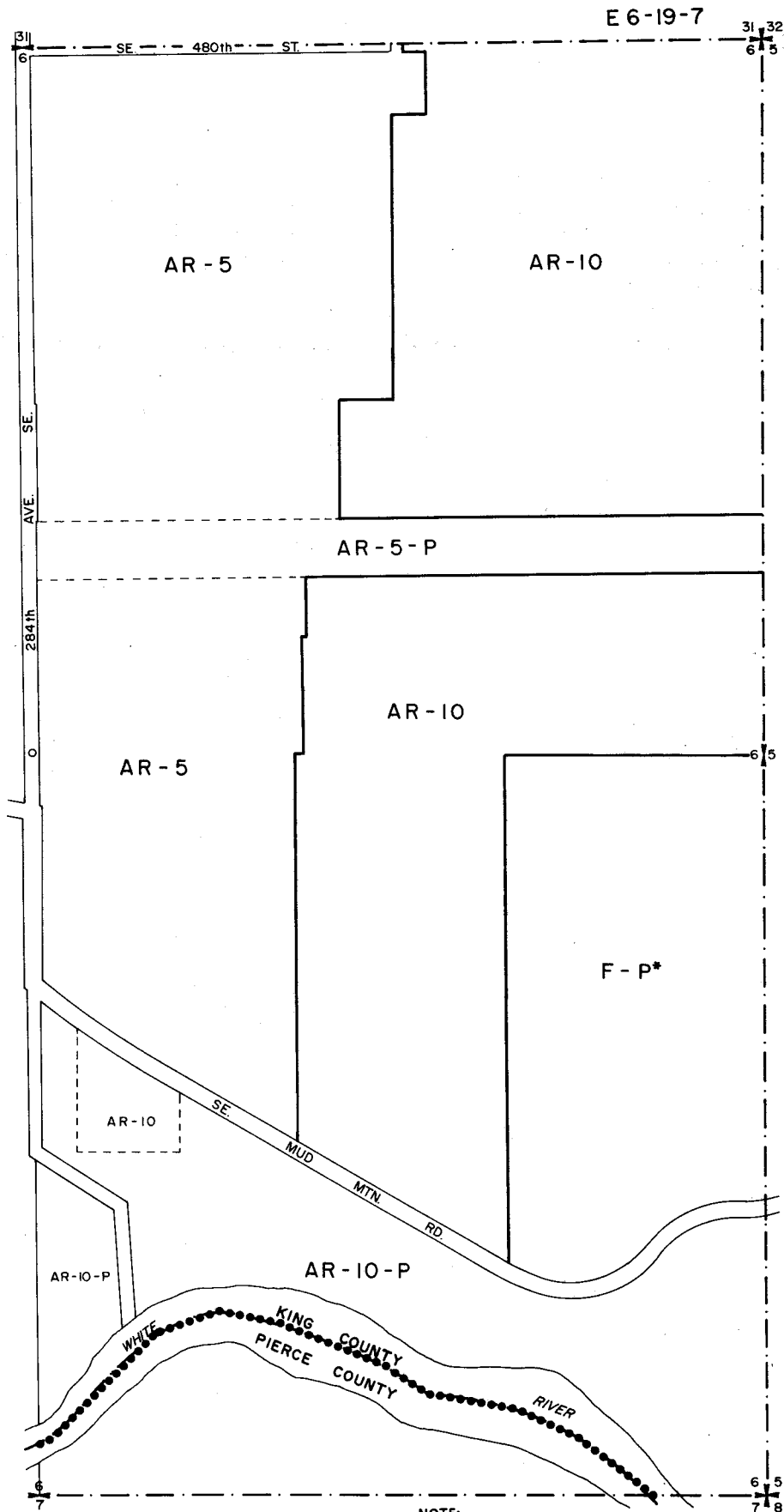
AR-10-P

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.

F-P\* (Forest - P-suffix)

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

See page 118 for the P-suffix conditions that apply to stream corridors and wetlands.



Scale: 1" = 600'

NOTE:  
See Situs file for P-Suffix  
conditions.

E 6-19-7

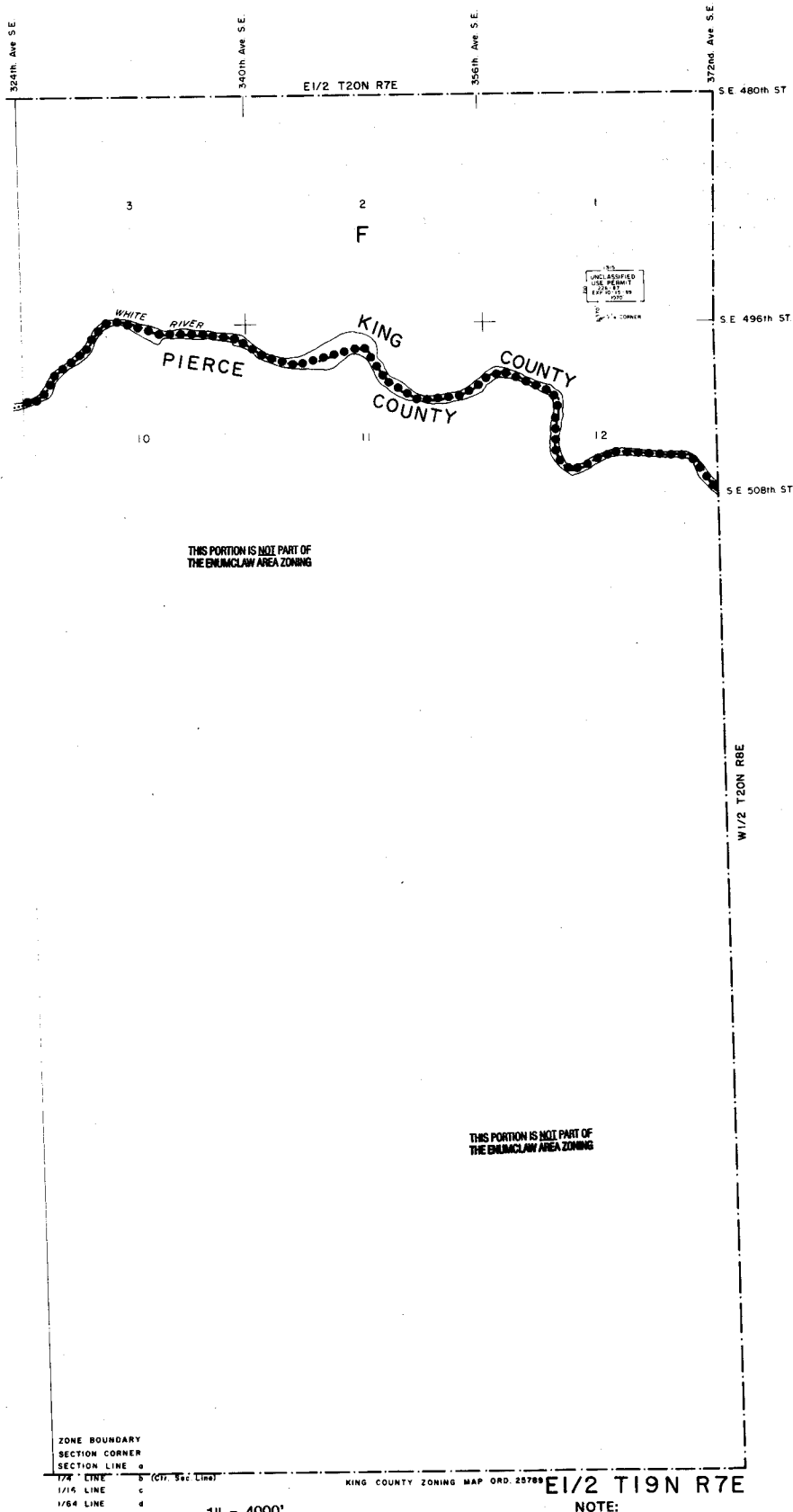
**E-1/2 T19N R7E**

**E**

This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.

All applicable approval conditions of Unclassified Use Permit 226-87 remain in effect.

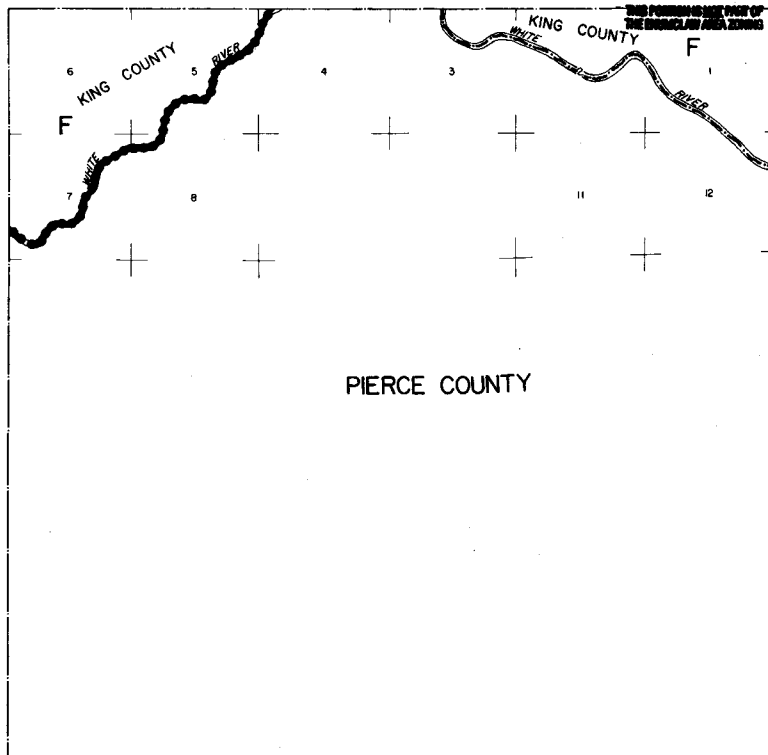




**T19N R8E**

**E**

**This zoning is intended to protect lands in commercial forestry production by prohibiting the establishment of conflicting land uses and by retaining the large tracts necessary for commercial forest management. This is consistent with King County Comprehensive Plan policies which call for the conservation of lands where the principal and preferred land uses is forest resource management and implement Enumclaw Community Plan policies EN-33 and 45.**



**T19N R8E**  
 KING COUNTY ZONING MAP ORD. 25789

SECTION LINE	a	ZONE BOUNDARY
1/4" LINE	b (Cty. Sec Line)	SECTION CORNER
1/16" LINE	c	
1/32" LINE	d	

1" = 8000'



# Appendices



## APPENDIX A

April 28, 1987

INTRODUCED BY GARY GRANT

PROPOSED NO 87-337

### MOTION NO. 6840

1 A MOTION initiating an Enumclaw Community Plan,  
2 describing the scope of the community plan and  
3 area zoning, establishing the responsibilities  
4 of the community plan advisory committee and the  
5 King County planning and community development  
6 division in developing the Enumclaw Community  
7 Plan, and approving the appointment of citizens to  
8 serve on the Enumclaw Community Plan Advisory  
9 Committee.

10 WHEREAS, the Enumclaw community plan and area zoning, when adopted by the  
11 King County council will: 1) implement the comprehensive plan; 2) specify official policy  
12 guiding growth and development for the Enumclaw planning area; 3) establish com-  
13 munity project priorities, and 4) establish official zoning controls; and

14 WHEREAS, the Enumclaw community plan will be used with other applicable plans  
15 and ordinances by other governmental agencies when making decisions concerning land  
16 use and general community development, and

17 WHEREAS, the planning and community development division will publish an  
18 Enumclaw community profile in 1987 containing an inventory of existing conditions in the  
19 Enumclaw planning area and applicable King County ordinances, and

20 WHEREAS, the King County executive and the councilperson from district 9 recom-  
21 mended twelve members to serve on the Enumclaw Community Plan Advisory Committee,  
22 including ~~one~~ representative each from the Cities of Enumclaw and Auburn, and the  
23 Muckleshoot Indian Tribe;

24 NOW, THEREFORE, BE IT MOVED by the Council of King County:

25 A. The Enumclaw community plan shall incorporate and implement all relevant poli-  
26 cies, map designations, and concepts of the 1985 King County comprehensive plan.

27 Specifically the Enumclaw community plan shall consider and address:

- 28 1. Regional plans and intergovernmental agreements, as applicable;
- 29 2. Environment and open space, including safeguarding the area's valuable water  
30 and fisheries resources; protecting environmentally sensitive areas, addressing the  
31 Enumclaw Plateau's unique surface and ground water management needs, and setting  
32 priorities for acquisition and development of parks;
3. Residential development and housing opportunities, including use of any resour-  
ces available to implement King County's affordable housing policies;
4. Commercial and industrial development, including joint actions to promote eco-  
nomic development in the City of Enumclaw consistent with its status as a rural activity  
center;



1           5. Resource lands and industries, including forestry, agriculture, and gas, oil, gra-  
2 vel, rock and coal exploration, extraction and processing;

3           6. Facilities and services, including recommendations for service standards and  
4 capital improvements appropriate to support planned land uses;

5           7. Heritage sites, including measures to retain and enhance structures or sites  
6 within the Enumclaw planning area identified by the King County historic site survey, and  
7 to otherwise implement the King County heritage resources protection plan;

8           8. Agricultural and forest production district boundaries, and appropriate densities  
9 within these areas;

10          9. Appropriate higher and lower rural densities (1 dwelling per 2.5 acres, 5 acres,  
11 or 10 acres) based on factors such as preexisting subdivision patterns, environmental  
12 constraints, public services, and proximity to agricultural and forest lands and extractive  
13 industries;

14          10. Land use policies within the community's rural neighborhood centers;

15          11. Guidance for subsequent interlocal agreements between King County and adja-  
16 cent jurisdictions, including issues of mutual interest such as land use and facility  
17 planning, development standards and environmental protection, and the definition of  
18 impact, planning, and, if appropriate, annexation, and service areas;

19          12. Mutual consistency between King County plans and adopted plans of adjacent  
20 jurisdictions, such as the Cities of Enumclaw and Auburn, the Muckleshoot Indian Tribe,  
21 and special purpose districts; and

22          13. Conflicts between aviation and other human activities on the Enumclaw Plateau,  
23 and recommended solutions.

24          B. The department shall prepare Enumclaw area zoning to include:

25           1. Maps and descriptions of the zoning classifications necessary to implement the  
26 recommended land use designations;

27           2. Special development conditions necessary to protect the environment, mitigate  
28 known impacts, and otherwise carry out the recommended land use policies, and

29           3. Text explanations for the applied zoning classifications.  
30  
31  
32

1 BE IT FURTHER MOVED by the Council of King County:

2 A. There is established a twelve-member Enumclaw Community Plan Advisory  
3 Committee, composed of the individuals listed in attachment A.

4 B. It is expected that no new members will be added to the committee during the  
5 planning process. In the event a member is unable to complete his or her term, the  
6 department may recommend to the King County executive and councilperson from district  
7 9 a replacement if necessary to complete the committee's work.

8 C. There shall be one member each from the Cities of Enumclaw and Auburn, and  
9 the Muckleshoot Indian Tribe. The Cities of Enumclaw and Auburn, and the Muckleshoot  
10 Indian Tribe shall select replacements if needed due to their representatives' resignations.

11 D. All committee members shall be subject to the disclosure provisions of  
12 K.C.C. 3.04.050.

13 BE IT FURTHER MOVED BY THE Council of King County:

14 A. The King County planning and community development division staff shall be  
15 responsible for preparing the Enumclaw community plan documents. Community planning  
16 staff will lead the community planning effort and direct the progress of the committee in  
17 their discussions and review of staff work.

18 B. The committee shall review work of the planning staff, consider comments from  
19 the general community and technical experts, and assist staff in resolving issues and  
20 developing policies. Although consensus between staff and the advisory committee is a  
21 goal of the plan process, if committee consensus is not reached, areas of disagreement  
22 will be identified and review of the next issue in the process will begin.

23 C. Committee discussion of issues will be tied to the work schedule shown in  
24 attachment B. Regular advisory committee meetings shall end after the committee  
25 reviews the proposed plan. Committee members are encouraged to participate individually  
26 in the public review process until council adoption.

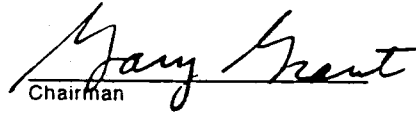
27 D. Since one of the purposes of the advisory committee is to provide a vehicle for  
28 bringing together diverse interests within the Enumclaw planning area, planning staff and  
29 the committee should seek, encourage and facilitate broad community involvement.

30 E. Throughout the planning process, planning staff shall be responsible for coor-  
31 dinating, considering and evaluating the views of the general public, technical experts, and  
32 the advisory committee.

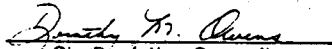
1 F. Planning staff shall be responsible for managing the Enumclaw community plan  
2 advisory committee meetings, including setting agendas, maintaining schedule, and making  
3 sure all committee member's viewpoints are expressed.

4 PASSED this 4th day of May, 1987.

5 KING COUNTY COUNCIL  
6 KING COUNTY, WASHINGTON

7   
8 Chairman

9 ATTEST:

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12 Clerk of the Council  
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## APPENDIX B

### SUMMARY OF NONPOINT SOURCE POLLUTION PROGRAMS

The following describes in more detail the nonpoint source pollution programs which affect the Enumclaw planning area.

1. UNITED STATES DEPARTMENT OF AGRICULTURE SOIL AND CONSERVATION SERVICE (USDA SCS): In 1984 the SCS established the Newaukum Creek Watershed Project under the auspices of the Watershed Protection and Flood Prevention Act (PL 83-566). PL 83-566 authorizes assistance to bring about water quality and flood control improvements through the cooperative efforts of the SCS, local landowners and state and local agencies. The designation of Newaukum Creek as a high priority watershed recognized the seriousness of water quality problems in the sub-basin and the necessity of supporting the use of Best Management Practices (BMPs) in the highly concentrated agricultural area. BMPs are special farming practices or structures which help reduce nonpoint source pollution. The project will run for ten years. Thirty-five commercial farms and 17 noncommercial farms impact Newaukum Creek and are eligible to participate in the program. The SCS expects that 90 percent of the commercial and noncommercial farms within the designated area will participate in the project.
2. WASHINGTON DEPARTMENT OF NATURAL RESOURCES: has adopted changes to the state forest practice regulations designed to control nonpoint pollution from forest practices. The new regulations, incorporated in WAC 222, are expected to improve the quality of water runoff from the Forest Production District. These regulation are referred to as the timber, fish and wildlife agreement, which was negotiated by state agencies, timberland owners, environmentalists and affected Indian Tribes.
3. WASHINGTON STATE UNIVERSITY COOPERATIVE EXTENSION: serves as the educational arm of the United States Department of Agriculture and has a staff person who is responsible for water quality education programs and small farm outreach. The Cooperative Extension program has received a grant from the Puget Sound Water Quality Authority (PSWQA) to develop a "Sound Gardening" program to educate King County residents in the use of gardening techniques which minimize damage to water quality. The program will train volunteers, similar to master gardeners, in water quality education. The Cooperative Extension program is also designated the lead educational agency for the PSWQA plan.
4. WASHINGTON STATE DEPARTMENT OF ECOLOGY (DOE): in cooperation with the Puget Sound Water Quality Authority (PSWQA), has developed a process to guide water quality planning addressing nonpoint source pollution within the Puget Sound drainage area. In response to the DOE process the King County Parks, Planning and Resources Department, in conjunction with the King County Department of Public Works, Seattle/King County Health Department, Cooperative Extension, and METRO, has established a planning team to initiate and coordinate nonpoint source planning in King County.

The nonpoint planning effort was initiated with the selection, by DOE, of the Green-Duwamish Watershed as an early action watershed in King County. An early action watershed management committee was formed with members representing local government, environmental groups, business groups, and the general public. With the assistance of planning team staff, the committee assessed the biological and physical characteristics

of the watershed (including land use and water quality) and the categories and impacts of nonpoint sources of pollution. The Draft Green-Duwamish Watershed Nonpoint Action Plan (WAP) has been completed and implementation of the nonpoint source control strategies recommended in the plan will begin following approval by affected jurisdictions and adoption of the plan by DOE. Implementation is expected to consist of applying BMPs for all categories of nonpoint pollution that are judged by the Watershed Management Committee to be adversely affecting water quality in the watershed.

The WAP identified and addressed two water quality issues in the planning area. The first issue concerns the potential problems posed by drainage ditch systems leading to Newaukum Creek, and recommends that a reconnaissance be conducted. Following completion of the reconnaissance, specific Best Management Practices (BMPs) can be developed and applied to reduce the pollutant load carried to the creek by surface water run-off. The BMPs may include construction of biofiltration facilities, regional detention and sedimentation control basins, and improvements to ditch cross sections, grades and vegetation. The City of Enumclaw and Drainage Districts 5 and 5A are currently working together to ensure new development provides pollution control devices and detention. Plans include development of surface water management regulations and incentives to reduce impervious surface area as well as education for developers in the use of BMPs.

The second issue identified by the WAP was the Enumclaw Landfill, which may be a source of water pollution. Testing of monitoring wells on-site at the landfill has shown evidence of potential leachate migration from the landfill in groundwater. The WAP proposes a number of BMPs, as well as source control strategies, to address this problem. Chapter VI, Facilities and Services, discusses the landfill further. A summary of the Watershed Action Plan recommendations for all cities, and for the City of Enumclaw, is presented in Appendix C.

A second major nonpoint planning effort in response to PSWQA's rules is the King County watershed ranking process. The process established a committee to develop an ordered priority of the County's watersheds based on their need for preventive and/or corrective actions to control damage from nonpoint source pollution. The Watershed Ranking Committee had a composition similar to the Green-Duwamish Committee, and with the aid of planning team staff, identified 22 watersheds as separate nonpoint planning and management areas. Of the 22 total watersheds, ten were ranked. The other watersheds were considered either low priority (due to lack of an immediate threat) or were judged to not need additional planning. In the Enumclaw planning area the White River watershed was ranked seventh and the Middle Green eighth by the ranking process.

The number one ranked watershed is eligible for funding of a nonpoint action plan using State of Washington Centennial Clean Water funds. Money for implementation of the plan and development of plans in lower priority watersheds, including the Green and White Rivers, are expected to be available in future funding rounds.

## APPENDIX C

### GREEN-DUWAMISH WATERSHED ACTION PLAN: SUMMARY OF RECOMMENDED ACTIONS

#### All Cities:

**Recommendation:** Creating agricultural production zones can help to limit potential disputes to the boundary areas of the zones. In the boundary area, development can be designed with buffer zones, or facing in other directions, in order to minimize disputes regarding varied agricultural practices.

**Recommendation:** All creeks and their tributaries in the Green-Duwamish Watershed should be protected from grazing animals in order to: 1) reduce water quality degradation from animal wastes; 2) reduce the probability of bank collapse due to trampling; and 3) allow shading vegetation to re-establish along streambanks.

**Recommendation:** A survey of city Shoreline Master Programs within the watershed is needed to evaluate the degree of consistency in their treatment of riparian buffers. Standards for shorelines within the watershed should be consistent. This survey should be conducted by King County Resource Planning Section.

**Recommendation:** Suburban cities should adopt a moratorium on designating Number 1 (Unique/Outstanding) natural wetlands for regional stormwater retention/detention. Wetlands comparable to those classified by King County as Number 2 Wetlands should only be used for regional stormwater retention/detention when unless no reasonable alternative exists. These restrictions are consistent with the revisions to the King County Sensitive Areas Ordinance now being considered by the County Council.

**Recommendation:** Local governments should consider the possibility of administering Lake Management Districts.

**Recommendation:** The cities within the watershed should adopt Clearing Ordinances and associated rules which define standards for the clearing of forest land for conversion to other land uses. These standards should be used to condition conversion (Class IV General) forest practice applications to make the conversion compatible with local development standards.

**Recommendation:** When development is proposed on a parcel which was cleared in violation of the Forest Practices Act and/or where no forest practice application was issued, local governments should consistently enforce the full six year moratorium from the date of discovery.

**Recommendation:** Following adoption by the Forest Practices Board of proposed changes to the Forest Practices rules affecting urban forest sites, local governments in the watershed should define, together with the Enumclaw office of DNR, lands "likely to convert." Each city and King County should sign an agreement with the South Puget Sound (Enumclaw) office of DNR regarding the boundary and the process they will use to evaluate forest practices within the boundary.

**Recommendation:** Local governments should review all forest practice applications which fall in areas likely to convert as well as all conversion applications within their jurisdictions. These applications should be conditioned to comply with the standards adopted by local government.

**Recommendation:** Staff of all the jurisdictions in the Green-Duwamish watershed should be on the alert for evidence of inappropriate connections to the storm drainage system. If such evidence is observed, the Metro Trouble Call system or Ecology should be notified. If an investigation indicates that a connection to the sanitary system is needed, Ecology should require the connection. The Metro Industrial Waste Section will work with the industry or business to develop an industrial waste permit and the appropriate pretreatment for discharge to the sanitary sewer.

**City of Enumclaw:**

**Recommendation:** Grant funds should be sought to address the drainage ditch problem in and around Enumclaw; solutions shall include appropriate nonpoint source reduction educational plans and programs.

**Recommendation:** The City of Enumclaw shall adopt surface water management standards equivalent to those in the King County Surface Water Management Design Manual.

**Recommendation:** In creating surface water management regulations, the City of Enumclaw shall consider the use of incentives for on-site storm detention and pollution control devices and for actions which reduce the volume of pollutants entering the drainage system.

**Recommendation:** The City of Enumclaw shall conduct a source detention study within the City.

**Recommendation:** The City of Enumclaw and Drainage Districts 5 and 5A shall jointly conduct a study to delineate subbasins, to model flows within each subbasin, to determine present quality of stormwater and to identify major sources of pollutants.



## APPENDIX D

### KING COUNTY ZONING CODE SYNOPSIS

#### Chapter 21.21GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

##### GR - Dimensional Standards

Minimum lot area: 20 acres except that the area may be reduced through subdivision with lot clustering; one exception allowed on previously created 2-10 acre parcels subject to conditions.

Maximum densities in subdivisions and short subdivisions:

GR-5: one dwelling unit per five acres with lot clustering and reserve tract provision;

GR-2.5: one dwelling unit per 2.5 acres with lot clustering and reserve tract provision;

Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS, S, or A zone.

#### Chapter 21.21A A-R Rural Area

Allows low-density residential development supportable by rural services in long-term Rural Areas; provides compatible buffers for nearly long-term agricultural and forestry areas.

##### A-R - Dimensional Standards

minimum lot size may be reduced in clustered subdivisions.

A-R 10 minimum lot size: 10 acres

A-R 5 minimum lot size: 5 acres

A-R 2.5 minimum lot size: 2.5 acres

lot dimensions: max depth-to-width ratio 4-to-1;  
lot coverage: 35 percent, including paved areas;  
residential building setbacks: 35 feet, or 100 feet  
next to commercial forest lands

#### Chapter 21.23 A Agricultural

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits; allows limited residential development, promotes agriculture-supporting uses.

##### A - Dimensional Standards

A-35: minimum parcel size 35 acres;

A-10: minimum parcel size 10 acres;

lot dimensions: max. depth-to-width ratio 4-to-1;

lot coverage: 10% for lots over 10 acres

height: 35 feet except for agricultural buildings

#### Chapter 21.26 B-N Neighborhood Business

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood.

##### B-N - Dimensional Standards

lot coverage: 100 percent

height: 35 feet maximum

permitted floor area: not more than total lot area

#### Chapter 21.37 F Forest Resource

Preserves forest land for the sustained production of forest products and the development of compatible uses such as dispersed camping; allows limited residential development.

##### F - Dimensional Standards

min. parcel size: 80 acres

front, side & rear yards: 100 feet

#### Chapter 21.42 Q-M Quarrying and Mining

Insures continued development of natural resources through inclusion of known deposits of minerals and material within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

##### Q-M - Dimensional Standards

min lot area: 10 acres

front, side & rear yard: 20 feet except if adjacent to R or S zone

permitted floor area: not more than total lot area

height: 45 feet. Height may be increased 1' for each additional 1' of setback for each property line.

See text of zoning code for detailed performance standards.

#### Chapter 21.46.150 P Suffix - Site Plan Approval

The requirement for site approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zoning reclassification shall be reflected and/or included in the site plan submittal.

#### Chapter 21.48 Zero-Lot-Line Provision

In new subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots including common wall construction, subject to conditions. The final subdivision must show exact size and location of structurea proposed to be place in an otherwise required open space or setback.

See text of Zoning Code for detailed requirements.

#### Chapter 21.50 Loading Areas and Off-Street Parking

Provides for parking requirements in all zone classifications. See text of Zoning Code for detailed requirements.

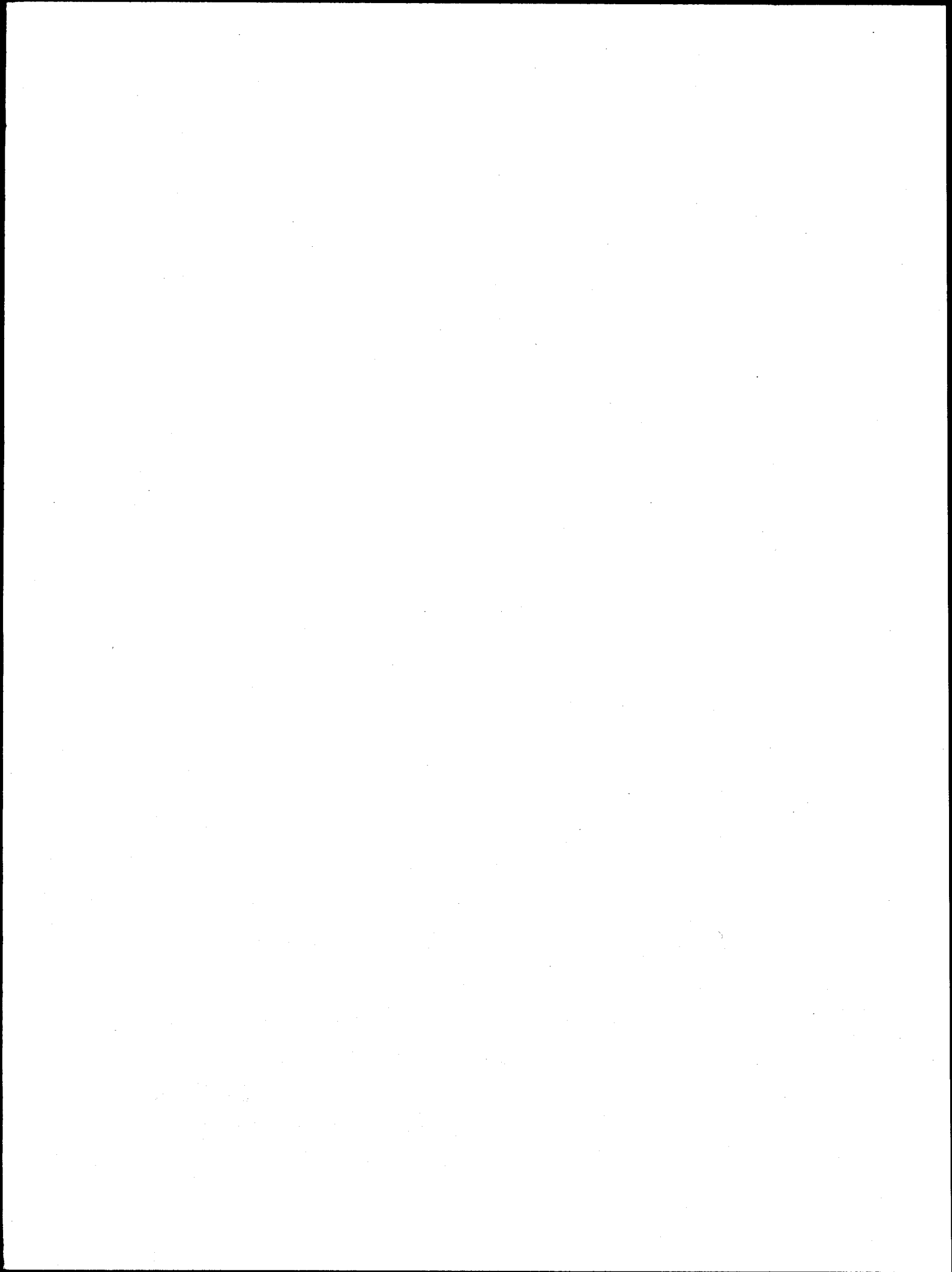
#### Chapter 21.51 Landscaping and Screening

Provides for landscaping in all zones.

See text of Zoning Code or Bulletin #22.

#### Chapter 21.54.040 Flood Hazard Area

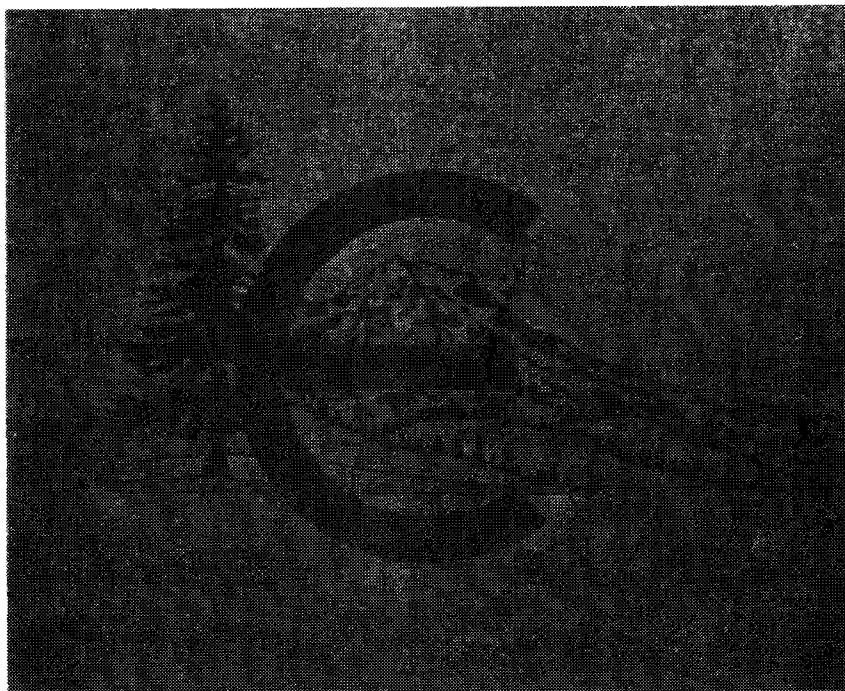
A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structure or the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.



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APPENDIX E

ECONOMIC DEVELOPMENT  
**S U M M I T**



**CITY OF ENUMCLAW**

**MAY 25, 1988**

PARTICIPANTS' REPORT

Prepared by the Economic Development Department of Puget Power

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## INTRODUCTION

Puget Power has formed a partnership with local government and economic development organizations to support economic development activities for small cities and towns. This partnership grew out of mutual interests in assisting communities in the region with their desired economic development. The first step in the program is a one-day workshop in the community — an Economic Development Summit of community leaders.

The Summit is designed to give community leaders an opportunity to assess their community's attributes and devise an action plan for local economic development. It helps local leadership generate ideas and use the energy of interested citizens. Features of the workshop include a computer model depicting the relationship between development, services and costs; a tour of the city and relevant environs; and the chance to work with outside resource people during the assessment process.

Participation of outside resource people helps achieve another of the summit's goals: to introduce existing resources to the community. Communities that know about available resources can access the services. One goal of this program is to increase the knowledge about services for economic development and help communities use them.

### THE ENUMCLAW SUMMIT

The workshop began with welcoming remarks from Enumclaw Mayor Robert Denison; King County Councilman Gary Grant's assistant, Diane Olsen;

Sandra Western-Butler, from the King County Planning Department, and Enumclaw Chamber President, Shirley Heen.

After a brief run through of the day's activities, the participants were asked to introduce themselves and share their reasons for participating in the Summit. Typical concerns were the potential for new economic activity, lack of communication between community leaders, being involved in the planning for growth, and a willingness to be involved in the planning process.

Next on the agenda was a video on economic development and planning. This Puget Power production, entitled "Between Rural and Urban: A Question of Community Decision," describes the community assessment process and some resources available to help communities achieve their goals.

### WORK GROUPS

The participants were assigned to one of five groups for the remainder of the day. The group assignments were: Marketing the Community; Business Development; Recreation and Tourism; Retail Mix and Urban Design; and Expanding the Employment Base. Each work group was joined by an economic development resource person who served as a facilitator.

The first assignment was a computer exercise depicting the relationships among types of development — residential, commercial and industrial; level of services desired by a community; and the tax rate that provides services. The model, developed by the King County Planning Depart-

ment, illustrates that public policy decisions are interrelated. The effect each has on the other should be considered in the community's economic development plans.

#### TOUR OF ENUMCLAW

The participants boarded a Metro Bus for a tour of Enumclaw. Highlights of the tour were; The King County Fairgrounds, the downtown retail core, highway oriented business development and the industrial area.

#### WORKING SESSIONS AND REPORT BACK

The work groups were asked to assess the community's strengths and weaknesses in their assigned topic area. Then, each group developed recommendations for action items. Those findings and recommendations are listed in the report.

Chuck Clark, Director, Washington State Department of Community Development provided the wrap-up comments. His observations and suggestions appear in the report.

# WORK GROUP

## R E P O R T S



# MARKETING THE COMMUNITY

## STRENGTHS

1. Enumclaw has community pride, and is considered a clean and livable city.
2. Enumclaw's School District is a strong asset in the community.
3. The quality of life in Enumclaw is excellent.
4. The community is close to major metropolitan centers (Seattle, Tacoma, Olympia).

## WEAKNESSES

1. There is little communication among key elements in the community.
2. There is no consensus among community members relating to the issues of change and future growth.
3. There is little support from the business district for the Chamber of Commerce.

## RECOMMENDATIONS

1. The Chamber should build consensus about planned growth. We should involve an outside facilitator and the public in this process.
2. The Chamber should institute a customer service training/marketing program for area businesses.
3. The Chamber should publish a brochure promoting Enumclaw.
4. The Chamber should implement a public relations campaign using local and regional news media and the Seattle/King County Visitors and Convention Bureau.
5. The Chamber should help improve communications between King County and City Hall in the areas of permits, signage, zoning and the processing of paper work.
6. The Chamber of Commerce must build a role for itself as a leader in this community.

# BUSINESS DEVELOPMENT

## STRENGTHS

1. The highly skilled labor pool from the surrounding area is accessible to businesses locating in Enumclaw.
2. Proximity to existing markets is a positive. Enumclaw is close to existing deep water ports and the highway transportation network.
3. The present utility infra-structure is strong and reliable.
4. The community is positive about economic growth and concerned about maintaining it's quality life styles.
5. Enumclaw is a livable community, with a high prestige factor. The community's image is something to be proud of and should be protected.
6. Our education system is an asset for the community.

## WEAKNESSES

1. Accessibility to the Town Center property is a major hindrance to future development.
2. Transportation to and from the community is limited.
3. The City cannot respond quickly enough to the requirements of existing and future population growth.
4. Commuters and visitors do not drive through the central business district.

## RECOMMENDATIONS

1. The community should capitalize on the closeness and proximity to Mt. Rainier.
2. The City should redirect signage to create an incentive for visitors to travel through the central business corridor.
3. The community should initiate a process to evaluate locating a destination resort near or in Enumclaw.
4. New growth should start with tourism related industries to help stimulate economic growth.
5. The Chamber and City should encourage cohesiveness among businesses in the downtown corridor area to attract more visitors.
6. King County should change the existing signage to the King County Fairgrounds to help redirect traffic into the downtown business core rather than around it.

# RECREATION AND TOURISM

## STRENGTHS

1. The proximity to Mount Rainier provides us with the opportunity to take advantage of recreation activities.
2. Our transportation system allows easy access to regional recreation destinations.
3. Enumclaw is has a strong public image, which helps draw visitors to our community.
4. The fairgrounds is a magnet and attracts thousands of visitors to the area.

## WEAKNESSES

1. We are not capturing the economic potential from available tourism or promoting our area to tourists.
2. The existing signage at the City's entrances needs to be improved to re-direct traffic to the town center.
3. The Chamber of Commerce needs more involvement from local business and needs to be visible to the visiting public.
4. There is no regional network to promote events and happenings in our area.

## RECOMMENDATIONS

1. The Chamber of Commerce should work to become a more viable, visible entity in the business community.
2. The City should promote tourism from within the community first, then go outside the local area.
3. The Community should create a central attractive focal point for visitors to gather information about community activities.
4. The Chamber should produce a brochure publicizing Enumclaw's positive attributes to attract a wider range of visitors to the community.
5. The City and the Chamber should work with Crystal Mountain, the County Fairgrounds, and other local attractions, to create a network of regional destinations.
6. The Chamber should target specific groups, (joggers, skiers, bicyclists) in it's overall marketing strategy to attract new visitors.
7. The City should investigate the feasibility of creating an Enumclaw historic district.

# RETAIL MIX AND URBAN DESIGN

## STRENGTHS

1. The central business district has a high occupancy rate.
2. The existing businesses are stable and growth oriented.
3. Good linkages exist between local businesses.
4. Enumclaw has an attractive shopping area.
5. The traffic from highways 410 and 164 are assets -- if used properly.

## WEAKNESSES

1. The existing parking in the downtown corridor is limiting potential growth.
2. There are some incompatible businesses next to each other, creating poor retail mix or poor linkages (as noted in the map on page 10).
3. The Food Center vacancy creates a void in the business district and needs to be addressed.
4. Visual appeal in the central business district should be improved.
5. The railroad right-of-way creates a void in the downtown.

## RECOMMENDATIONS





1. The Chamber and Retail Merchants should encourage a business to locate in the Old Food Center space.
2. The merchants should initiate steps to increase visual appeal in the downtown.
3. The Chamber needs to market the Community to outlying areas.
4. The Community needs to fill in the voids in business development along Griffin and Highway 410.

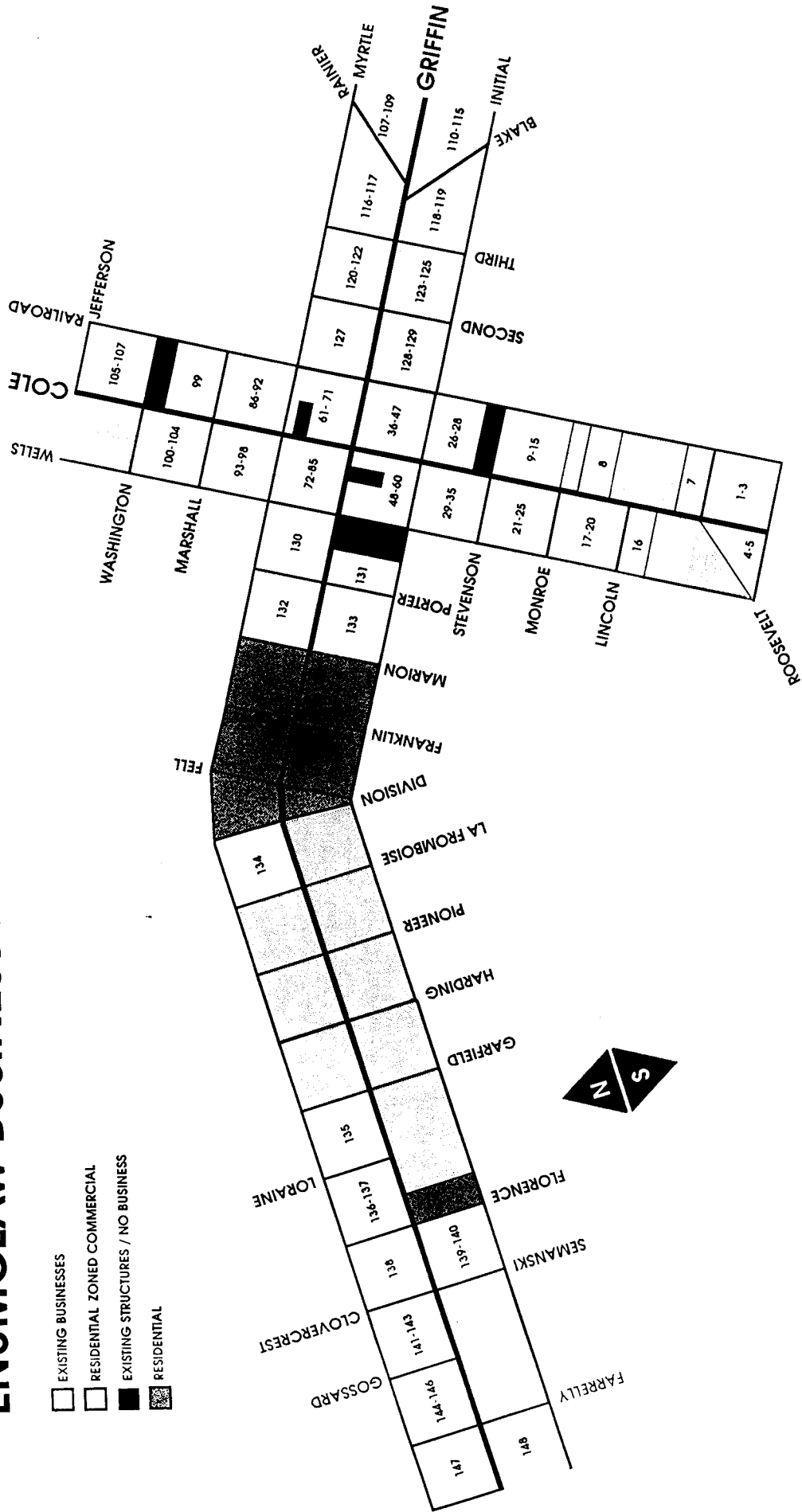
# LISTING OF ENUMCLAW BUSINESSES

1. Rainier Sportsman
2. Video Center
3. United Bank
4. VS Variety Craft
5. MD Valu Villa
6. Coast to Coast
7. Enumclaw Travel Service
8. Secor's
9. Enumclaw Veterinary
10. James Harris, DDS
11. Solar Eclipse Tanning
12. Sandy's Concepts Plus
13. A. Amber Merchandising
14. Napa
15. The Petal Pusher
16. Enumclaw Music
17. State Farm
18. Custom Made Tack & Horse
19. Wash. State Liquor Store
20. Margaret's Fine Jewelry
21. Enumclaw First National Bank
22. Enumclaw Food Bank
23. Sr. Citizen Center
24. Youth Center
25. Country Kids
26. Oakland Radio & TV
27. Coin Laundry
28. Enumclaw Food Center
29. ABC Auto Parts
30. Appliance Service Center
31. Village Shoppe
32. Sewing Trunk
33. Joanna's Quick Photo
34. H&R Block
35. Enumclaw Cyclery
36. J.C. Penney
37. Mode 'O Day
38. The Kitchen
39. Booktars
40. Enumclaw Computer
41. Young's Floral
42. Sunrise RX
43. Enumclaw Videos
44. A Cut Above
45. Lee Hotel
46. Lee Restaurant
47. S&R Grader Service
48. Radio Shack
49. Fred's Appliance
50. Leo's Clothing
51. Millers Jewelry
52. Lindon Books
53. Kids & Co.
54. Casual Affair
55. KENU
56. Enumclaw School of Ballet
57. Phil Beige Attorney
58. Trip Hart Law Office
59. Dr. Michaels, DDS
60. Monte Vista
61. Lee's Floor Covering
62. Ski Inn
63. McRae's Books
64. 1st National Bank
65. C's Styling Salon
66. Enumclaw Eagle
67. Rainier Tavern
68. Courier-Herald
69. High Country Photo
70. Bobbetes'
71. Dick's Barbershop
72. Steve's Shoes
73. Enumclaw Saloon & Eatery
74. Moergli-Vesey Inn
75. Queen's Vogue
76. Enumclaw Licensing
77. Enumclaw Family Optometry
78. SEARS
79. Edward D. Jones & Co.
80. Copies Plus
81. Oriental Gardens
82. Bev's His & Her Salon
83. Jack's Barbershop
84. Chamber of Commerce
85. Pony Express Eatery
86. Kent M Decker, DDS
87. Enumclaw Furniture
88. Black Forest
89. Parker Paints
90. Bobbi's Apparel
91. Judy G's Framing
92. Enumclaw Pet Center
93. Health Corner
94. Enumclaw Stationers
95. Blue Bird Music
96. Diet Center
97. Enumclaw Physical Therapy
98. Post Office
99. Ken's Auto Clinic
100. Roden Chiropractic
101. Maple Thicket
102. Domino Pizza
103. George J. Rossman & Assoc.
104. Puget Power
105. D&J Upholstery
106. Mr. Build
107. Wash. State Patrol
108. Wash. Dept. of Transportation
109. Chevron Gas Station
110. Ernie's Gas Station
111. Kentucky Fried Chicken
112. Crystal Cleaners
113. Brocks Beauty Salon
114. Hotel
115. Casa Ixtapa
116. Small Talk
117. Les Schwab
118. Union 76 & Car Wash
119. Christensen Oil
120. Lock & Key Service
121. Al Moen Realty
122. Happy Hearth
123. Country Stoves
124. Noble's Fireside & Supply
125. In-Step
126. Dutch Treat
127. Copeland Lumber
128. Four Seasons
129. True Value Hardware
130. City Hall
131. Saucy's Pizza
132. Mobile Gas
133. Key Bank
134. J.J. Smith School
135. Circle K.
136. Tuttles Gun Shop
137. Person Realty
138. SAFCO Insurance
139. Family Dentistry
140. Country Realty
141. Dr. Rynning, DDS
142. Enumclaw Vision
143. Enumclaw Realty
144. Robert Prunty, DDS
145. State Farm
146. Joseph M. Howells Chiropractor
147. Enumclaw Medical-Surgical Clinic
148. Sacred Heart Church

The map on the following page is part of the RETAIL MIX AND URBAN DESIGN WORK GROUP presentation. It is a descriptive piece, showing the existing business and residential locations. The map displays some of the key points brought up in the work group discussion. It shows the mix of commercial and residential structures, potential linkages among businesses, and residential businesses included.

# ENUMCLAW BUSINESS DISTRICT

-  EXISTING BUSINESSES
-  RESIDENTIAL ZONED COMMERCIAL
-  EXISTING STRUCTURES / NO BUSINESS
-  RESIDENTIAL





# EXPANDING EMPLOYMENT OPPORTUNITIES

## STRENGTHS

1. The school system produces students with strong basic skills to offer the businesses in Enumclaw.
2. There is easy access to post-secondary education opportunities.
3. Land is available and is reasonably priced.
4. The surrounding environment is conducive to recreation-based light manufacturing.
5. Local businesses are committed to the schools and actively participate in vocational/educational advisory committees.

## WEAKNESSES

1. There is a lack of light industrial property especially with buildings to lease
2. Existing businesses are unaware of financing and other assistance that is available to them.
3. Little is known about the community's labor force and it's skills.
4. The cost of freight delivery to and from Enumclaw is considered higher than average.
5. Cottage industry possibilities have not been fully explored.

## RECOMMENDATIONS

1. The business community should explore the possibility of establishing DECA, FBLA or other school/business partnerships with the school district .
2. The Chamber and City should attract a recreation-based light manufacturing firm to the Enumclaw area.
3. The Chamber should sponsor seminars on assistance available to small businesses.
4. The City should work with appropriate agencies to study traffic patterns to make use of Mt. Rainier, Crystal Mt. and other tourist traffic.
5. The Chamber and City should initiate a business and labor force survey with the Seattle-King County Economic Development Council's help.
6. The City and Chamber should initiate a survey of the existing cottage industries.



## APPENDIX F

### Fire Flow Planning Criteria in Critical Water Supply Service Areas

#### **Problem:**

Development of water purveyor comprehensive plans consistent with the Public Water System Coordination Act requires purveyors to address fire flow standards based on a development classification system. The King County Code (KCC) contains flow standards which exceed State minimums, but are not based on a classification system. Adoption of a classification system will guide purveyors to plan for necessary flows, and will meet the standards of WAC 248-57-400.

#### **Critical Water Supply Service Areas**

Over the past three years, the Council has invoked the Public Water Supply Coordination Act by designating four Critical Water Supply Service Areas in the County. Most of the developing part of the County is included in the four areas (East King County, South King county, Skyway and Vashon).

Following designation, the Council created four Water Utility Coordinating Committees. The Committees must prepare four Coordinated Water System Plans (CWSPs). The plans will serve as "regional" plans for all purveyors in the Plan area. Individual purveyor plans must be consistent with the relevant regional plan. Invoking the statute severely limits the creation of new water systems in the County by taking a preference for service by existing purveyors.

In designating the four areas, the Council found that proliferation of small water systems in the County can create numerous management difficulties from both planning and health perspectives. Also, the random construction of wells in area aquifers was determined to be problematic in the overall scheme

## Fire Flow Planning Criteria

of water supply planning. The four individual plans are underway, with adoption expected to be completed in 1989.

Upon full implementation of the plans, new development will be expected to be served in most cases by existing purveyors. A "hierarchy" of service possibilities requires that direct service from an existing purveyor, or satellite management by an existing purveyor or qualified management agency be preferred before a new public water system can be authorized.

Practically speaking, this planning effort will result in fewer community wells in outlying areas. Existing water purveyors, if not able to provide direct service, will provide management of well systems. Such systems would be built to purveyor standards so that direct connection would be possible in the future.

### **Design Standards/Planning Criteria**

Development of minimum design standards by participating purveyors is a major element of plan preparation (WAC 248-56-720). Development of standards includes fireflow performance standards. WAC 248-57 requires that purveyors within the boundaries of a Critical Water Supply Service Area address fire flow standards and regulations. The Chapter outlines required minimum flows and requires that they be based on a "development classification" system.

Fire flows in King County are regulated by KCC 17.08, and accompanying rules and regulations promulgated pursuant to the ordinance. Adopted required flows in King County exceed those minimums outlined in WAC 248-57. The "development classification" system, also required by the WAC, is not addressed by King County standards.

The KCC approach uses a lot-size, number of houses and house size based system for detached single-family residences. Flows required for other uses are calculated according to a formula included in the Rules and Regulations.

As previously stated, the CWSP process requires purveyors to address fire flow requirements. Addressing flow planning requirements based on lot size in a random pattern in any given geographic area does not provide clear guidance to the purveyors. Facilities and services should be planned in a logical area-wide manner.

Although the King County standards imply that certain areas have no flow requirement (i.e., those lots exceeding 35,000 square feet), the fact is that certain uses within the Rural designated area require minimum flows for protection. For example, churches, schools, other institutional uses, and commercial uses in the Rural area all require fire flows of some kind. This situation creates a dilemma for purveyors who must plan to provide necessary flows where required. The existing Rules and Regulations imply that areas that contain residential lots exceeding 35,000 square feet require no flow, however, the system is actually based on use and size in any particular land use classification. The result can be chaotic and confusing for purveyors who must plan to serve in a logical manner.

A land use designation or "development classification" system for fire protection planning purposes, as required by WAC 248-57, would facilitate appropriate and logical purveyor planning.

## Fire Flow Planning Criteria

### **King County Comprehensive Plan (KCCP)**

The KCCP directs purveyors to plan facilities and services appropriate for particular land use designations. Facilities and services are directed to be concentrated in Urban areas, with those in Rural areas meant to serve low densities and provide fire flow only where required.

The KCCP directs King County to adopt service level standards consistent with adopted land use designations. Preparation of the four CWSPs by the four WUCCs is the primary regional water comprehensive planning effort underway in King County at this time.

Adoption of land use designation or "development classification" based criteria for fire protection planning purposes would be consistent with the KCCP, and would meet the requirements of WAC-248-57.

### **Proposed Designation System**

#### **Urban Designated Areas**

Water purveyors should be directed to plan for meeting fire flow requirements throughout all Urban designated areas. Necessary flows would be those required by KCC 17.08. Hydrants and mains in single family detached residential areas would have the same level of service provided regardless of lot or house size. In multi-family, commercial and industrial areas, required flows would be based according to the formula outlined in the Rules and Regulations promulgated pursuant to Ordinance 5828. Purveyors would be directed to plan for facilities and services capable of meeting required flows throughout the entire area. Hydrant and main standards would be consistent with those minimums outlined

## Fire Flow Planning Criteria

in KCC 17.08. Purveyors would be able to exceed those standards as part of their own procedural regulations.

### **Transitional Designated Areas**

Purveyors would be directed to plan for facilities and services capable of meeting fire flows in the same manner as in Rural designated areas.

When and if any transitional area is designated Urban by a new Community Plan, purveyors would be directed to plan for facilities and services as described above (for Urban designated areas).

### **Rural Designated Areas**

Purveyors would be directed to plan for the minimum design standards for rural areas, that in many situations would be able to provide those minimum flows required by KCC 17.08. Requests to exceed the adopted design standards in Rural areas, for the purpose of providing required fire flows, would be accompanied by a land use based demonstration that such capacity is required. Hydrants and storage necessary for fire flow would not be required, unless necessary to serve a particular use as determined by the Manager of the Building and Land Development Division (BALD).

The distribution system, hydrants and storage necessary to meet required flows in Rural areas would be financed primarily by the development needing services and facilities. Purveyor plans would be required by the KCC to outline a user financed system construction process.



## Fire Flow Planning Criteria

Purveyors that could demonstrate that no uses served by the system or system segment would need fire protection as required by KCC 17.08 would not be required to plan for fire flows in that particular area. Purveyors would be required to demonstrate that, based on hydraulic and engineering principles, other supply aspects would be adequate. Such a demonstration would use land use plans and existing uses as a basis. In such a case, main sizes, or the distribution system, would not have to be capable of providing fire protection, and possibly, could be exempted from minimum design standards.

### **Summary/Recommendation**

King County should direct water purveyors to plan for meeting KCC fire flow requirements based on a land use designation or "development classification system" as required by WAC 248-57.

Adoption of the proposal would be consistent with the KCCP direction to plan for facilities and services appropriate to the particular land use designation. Requiring a distribution system (without hydrants or storage) in the Rural area as a whole, would assure that the necessary infrastructure would be in place should protection be required. Allowing exemptions from minimum design standards in Rural areas where flows would not be required, and providing for <sup>User</sup>~~developer~~-financed systems where flows are required, would assure that funds for facilities would be spent where necessary.

## Appendix G

- EN 1**      **Present generators of nonpoint source water pollution should initiate measures that reduce and eventually eliminate such pollution. New development should be regulated to prevent new nonpoint sources of pollution.**
- EN 2**      **A stream corridor wide enough to maintain the natural biologic functions of streams draining to the Green and White Rivers or their tributaries should be preserved in all development proposals by the use of native growth protection easements or other appropriate mechanisms.**
- EN 3**      **All creeks and their tributaries should be protected from grazing animal access to: 1) reduce water quality degradation from animal wastes; 2) reduce bank collapse due to trampling; and 3) re-establish shading vegetation along stream banks.**
- EN 4**      **Temporary and permanent disruption to streams and their banks should be reduced when vehicular and pedestrian stream crossings are necessary. When possible, a single crossing should serve several properties.**
- EN 5**      **The natural drainage systems of Boise and Newaukum Creeks and all other fish-bearing streams should be restored, maintained and enhanced to protect water quality, protect existing aquatic and riparian habitat and enhance beneficial uses.**
- EN 6**      **Within the drainages of Christy, Keta and Icy Creeks and any other anadromous fish-bearing stream, an undisturbed buffer adjacent to the stream should be preserved to prevent degradation to the creeks and their fishery resources.**
- EN 7**      **Wetlands should have identified, protected buffers defined during development review.**
- EN 8**      **To assure that run-off or construction impacts do not adversely impact the extensive wetland systems in the Enumclaw area, development (including but not limited to clearing and placement of roads, on-site treatment systems and buildings) should be sited in areas least likely to impact wetlands.**
- EN 9**      **If an alteration of a King County number 3 wetland is part of a development proposal, the alteration should be evaluated for adverse impacts and if they exist, be permitted only if mitigation results in no net loss of wetland functions.**
- EN 10**     **King County and METRO should review existing data on lakes in the Green River watershed to identify candidates for lake management districts. For the White River Basin, King County should identify candidates for lake management districts. Where districts are needed, King County should assist landowners in petitioning for organization of a district.**
- EN 11**     **A study determining ground water recharge areas and their ability to support new development in the Enumclaw area should be initiated. When recharge areas are mapped, they should be protected from adverse impacts associated with land use practices, including agriculture and development.**

- EN 12** All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property.
- EN 13** Any proposed development along the White River should be required to map the extent of the 100-year flood plain on the site until a comprehensive flood plain study of the White River is available.
- EN 14** King County should give priority to the improvement and maintenance of its existing parks and recreational facilities in the Enumclaw planning area over the acquisition of similar new parks and recreational facilities.
- EN 15** King County should secure and manage the unique riparian, wetland and wildlife resources of O'Grady park as a regional facility.
- EN 16** New King County parks in the Enumclaw planning area should provide regional recreational activities for the enjoyment of the historic, cultural and natural environment.
- EN 17** King County should seek ways to expand the use of the King County fairground facilities.
- EN 18** The regionally important open space sites and trail/wildlife corridors located in the Enumclaw planning area which are identified in the King County Open Space Plan should be protected from incompatible development using the protection measures identified in the Open Space Plan.
- EN 19** King County should cooperate in the development of the Buckley-Kanaskat trail which crosses the boundaries of Pierce County and the City of Enumclaw and support construction of those segments within the County's jurisdiction.
- EN 20** King County, together with other jurisdictions and public agencies, should seek trail and wildlife corridor links between elements of the open space system, including connecting the Green River trail to Flaming Geyser Park and linking the Buckley-Kanaskat trail with Pinnacle Peak.
- EN 21** King County should evaluate the corridors of Newaukum Creek, and all streams with fish hatcheries and rearing ponds, for designation and protection as open space.
- EN 22** King County should work with landowners on either side of SR 410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor.
- EN 23** King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area.
- EN 24** King County should work with wildlife biologists and organizations and state and federal agencies to inventory wildlife populations and habitats to ensure adequate protection for perpetuation of wildlife populations.
- EN 25** Unique or significant wildlife habitat should be identified and preserved. Development proposals should identify unique and significant wildlife habitat areas on or nearby the site and ensure that buildings, roads and other features locate on the

least sensitive portions of the habitat. These considerations may result in a reduction of density from that otherwise allowed by zoning.

- EN 26** When the development of properties occurs in the Enumclaw planning area, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables and recreation areas.
- EN 27** In forested areas identified for conversion out of forest management, King County should not permit vegetation removal under a forest practices application until stream corridors, wetland buffers, slope setbacks and other environmentally sensitive areas are mapped and protected and applicable clearing standards are met.
- EN 28** Residential development in designated Rural Areas in the Enumclaw planning area normally should occur at one house per 5 acres, when parcel size permits and the land is physically suitable.
- EN 29** A residential density of one house per 10 acres should be applied to rural areas where the predominant lot size is 10 acres or larger and where at least one of the following circumstances applies:
- a. The lands are adjacent to a designated Agricultural Production District, Forest Production District or legally approved long-term mineral resource extraction site;
  - b. The lands include significant areas of 40 percent steep slopes, severe landslide hazards, number 1 and 2 wetlands or other severe development constraints; or
  - c. The lands are within the identified 100-year flood plain of the Green or White Rivers or other streams in the Enumclaw planning area.
- EN 30** A residential density of one house per 2.5 acres should be applied to rural areas where the existing lot size pattern is predominantly smaller than 5 acres, public water supply is available to serve the area, the lands are predominantly free of environmentally sensitive areas and where at least one of the following circumstances applies:
- a. Soils on the lands are predominantly those rated by the U.S. Soil Conservation Service as having "none to slight" or "slight to moderate" limitations for septic tank drainfields; or
  - b. The lands are within the agreed-on expansion area for the City of Enumclaw and therefore eventually may be served by a public sewer system.
- EN 31** Residential densities of either one house per 5 acres or one per 2.5 acres, consistent with KCCP policies R-215 and R-216 and the policies of this chapter, should be applied to lands within the expansion area for the City of Enumclaw. Clustering of homes should be encouraged. The resulting undeveloped tracts should be reserved for future redevelopment consistent with KCCP policy R-219, City of Enumclaw plans and policies and for permanent buffers for adjacent Rural Areas, Resource Production Districts, the Enumclaw Airport and environmentally sensitive areas.
- EN 32** The City of Enumclaw should be notified and consulted on all development within the city's expansion area while such area remains unincorporated and within an additional surrounding defined impact area.

- EN 33**      The preferred and primary land uses within Resource Production Districts should be commercial farming or forestry or activities directly supporting those industries. Individual residences are appropriate for owners, resource managers or workers on parcels of land large enough to sustain commercial farming or forestry. The Weyerhaeuser White River Mill is recognized as a previously established legal use in the Forest Production District, and should be given an appropriate industrial zone that allows upgrading and reasonable expansion of the plant.
- EN 34**      Lot clustering in rural areas or the Enumclaw expansion area may be used when site conditions permit and should be used when new residential developments abut Resource Production District boundaries, the Enumclaw airport or where an open space tract will help preserve a desirable open space or environmentally sensitive feature.
- EN 35**      Designated expansion areas for the City of Enumclaw should be sufficiently free of environmental constraints to be able to support more intensive Rural Activity Center densities, transportation and public facilities and commercial/industrial uses consistent with the needs of the City of Enumclaw. Any environmentally sensitive areas which are annexed must be protected by regulations at least as strict as those adopted by King County.
- EN 36**      To ensure that the City of Enumclaw has the infrastructure and regulatory capacity to provide adequate service levels and environmental protection to major annexations the expansion area is divided into two areas. The City may accept annexation proposals immediately from Expansion Area One. King County will support annexations in Expansion Area Two when the City has:
- a.      Adopted and implemented a Sensitive Areas Ordinance equivalent to King County's; and
  - b.      Implemented an updated storm drainage plan; and
  - c.      Adopted a new zone to buffer city development from areas designated rural or resource on the KCCP map and the community plan map; and
  - d.      Adopted an updated comprehensive plan for the City;
  - e.      Concluded an interlocal agreement with King County which includes the elements identified in policy EN-40 of this plan.
- EN 37**      King County considers lands within expansion areas appropriate for annexation to the City of Enumclaw and will support annexation of these lands if the annexation requests meet the criteria specified in this plan. King County will oppose annexation of lands outside the expansion areas except for municipal purposes.
- EN 38**      The designated expansion areas represent the long-term boundaries of the Rural Activity Center of the City of Enumclaw. Lands outside of the expansion area should be considered permanently Rural and not appropriate for annexation.
- EN 39**      The primary land use of expansion areas should be residential at rural densities until annexed. Clustering should be encouraged in subdivisions to facilitate redevelopment at higher densities when city services are available.

- EN 40**      **King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:**
- a.**      **Commitment from the City to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.**
  - b.**      **Commitment from the City to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.**
  - c.**      **Commitment from the City that the extension of public services to meet the needs of future residents will maintain service levels to existing city residents.**
  - d.**      **Commitment that the City will continue environmental protection for sensitive areas (including but not limited to flood plains, steep slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.**
  - e.**      **Commitment from the City to use measures to buffer or protect abutting forest or agriculture resource lands.**
  - f.**      **Commitment that the City will provide protection of historic sites and areas equal to the County's Historic Preservation Ordinance.**
  - g.**      **Commitment by King County to consult with the City on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.**
  - h.**      **Commitment by King County to notify the City of development proposals in the expansion area and to consult with the City to condition development approvals to mitigate adverse impacts on city services and to implement city plans, policies and standards.**
  - i.**      **Commitment by King County to notify the City of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the City where applicable to condition development approvals to mitigate adverse impacts on city services.**
  - j.**      **Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation.**
- EN 41**      **Cumberland, Krain Corner, the intersection of 228th SE and Hwy 164 (the Auction Barn), Boise, the intersection of 236th Avenue S.E. and Highway 164 and the intersection of S.E. 416th and Highway 169 are designated rural neighborhood centers by the Enumclaw Community Plan.**
- EN 42**      **New development in Rural Neighborhood Centers should be limited to their existing size while allowing flexibility of uses for future market changes. No new commercial development shall be approved outside the existing Rural Neighborhood Centers or the City of Enumclaw.**
- EN 43**      **The sites of the Wishbone Tavern and the County Animal Hospital, at the intersection of 244th Ave. S.E. and S.E. 440th St., may be considered for new or expanded commercial uses through a rezone, as part of an expansion of the Rural Activity**

Center of Enumclaw, if consistent with the City of Enumclaw's comprehensive land use plan for the area, and if needed public services are available.

- EN 44      The City of Enumclaw should be the focus of new economic development in the planning area. Only natural resource-based economic uses should locate outside the City of Enumclaw.
- EN 45      Large parcels of forest lands provide the best environment for efficient forest practices. Therefore, all lands located within the Forest Production District except the White River mill site shall have a forest zoning designation.
- EN 46      To minimize potential conflicts between forest resource district uses and adjacent residential uses and to discourage conversion of forest resource district lands, residential uses adjacent to the Forest Production District boundaries should remain at a low density of one dwelling unit per 10 acres. Development should be designed and sited to reduce potential conflicts between residents and the adjacent forest lands.
- EN 47      To support agricultural activities and to limit conflicts with adjacent land uses and residential development, an agricultural density of one home per 10 acres shall apply within the Agricultural Production District where the extent of parcels smaller than 20 acres or the existence of higher quality soils make the area particularly suitable for small-scale agriculture.
- EN 48      To support large-scale agricultural activities and limit conflicts with adjacent land uses and residential development, an agricultural density of one home per 35 acres shall apply within the Agricultural Production District where existing agricultural activity, soil characteristics and significant quantities of land in parcels of 20 acres or greater combine to make an area particularly suitable for commercial agriculture based on livestock such as dairy cows, beef cattle or horses.
- EN 49      To minimize potential conflicts between residential land uses and agricultural activities, residential development adjacent to Agriculture Production District boundaries should remain at a density of one home per 10 acres. Subdivisions in these areas should be designed and sited to reduce potential conflicts between residential and agricultural activities and to discourage trespass.
- EN 50      Mineral extraction activities are supported when affected land owners and the environment are protected, and when these activities are consistent with the King County Comprehensive Plan.
- EN 51      New mineral extraction operations should be encouraged in the Forest Production District rather than in the Agricultural Production District or in Rural Areas.
- EN 52      New mineral resource sites may be considered for Unclassified Use Permits, without the need for a community plan amendment, provided the request is consistent with policies of the Enumclaw Community Plan, the King County Comprehensive Plan and the future Mineral Resource Functional Plan when it is adopted.
- EN 53      A change in land use from quarry/mining after reclamation does not require a plan amendment if proposed uses are consistent with surrounding land uses and the applicable policies of this community plan. A depleted mineral extraction site shall be reclaimed and rehabilitated according to State and/or County requirements.



- EN 54**      Public facilities other than watersheds may be located in Resource Production Districts only when all the following criteria can be met:
- a.**      Washington State Department of Ecology or other agencies' siting requirements cannot be met by location on appropriately zoned land outside the production district;
  - b.**      The facility must be built in the production district to implement other comprehensive plan policies; and
  - c.**      The King County Council, Seattle-King County Health Department, Washington State Departments of Ecology and Social and Health Services or other agencies conclude there is no other way to protect the public health, safety and welfare.
- EN 55**      King County should coordinate transportation improvements in the Enumclaw planning area with the Washington State Department of Transportation, Metro, the Cities of Enumclaw and Auburn and the Muckleshoot Indian Tribe.
- EN 56**      Access to State park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road.
- EN 57**      Future development in the Enumclaw planning area should minimize traffic impacts, including conflicts with farm animals, vehicles and bicycles.
- EN 58**      Road construction and maintenance activities should minimize impacts on fish-bearing streams in the area. The State Department of Fisheries and Wildlife, King County Building and Land Development and King County Surface Water Management shall be contacted prior to any placement of culverts in anadromous fish-bearing streams in the planning area.
- EN 59**      Specialized transit services into Enumclaw should be adequate to meet the needs of elderly, poor and handicapped persons.
- EN 60**      Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded.
- EN 61**      The City of Enumclaw is the preferred water purveyor within City boundaries, within the City's expansion area and within the water service area identified in the City's adopted water comprehensive plan.
- EN 62**      Within the Critical Water Supply Service Area existing public water systems are the preferred method of providing water service if service can be provided in a timely and reasonable manner.
- EN 63**      King County should approve new water systems to serve development in the Critical Water Supply Service Area planning area only when:
- a.**      Service from existing water systems will not become available in a reasonable and timely manner at the time of development; or
  - b.**      The development warrants creation of a new water system based on the criteria in the Coordinated Water Supply Plan.

- EN 64**      **Existence of public water service in designated Rural Areas or Resource Production Districts shall not result in or be justification for higher residential density than anticipated by the Enumclaw Community Plan. Therefore, water purveyor plans for expansion must:**
- a.      Provide that new facilities within Rural Areas and Resource Production Districts are consistent with rural densities and development standards; and**
  - b.      State that such expansion shall not require increased densities to finance planned facilities.**
- EN 65**      **Outside the Critical Water Supply Service Area boundaries, small, properly maintained public water systems are preferred for providing water service. Within Rural Areas developments at a density higher than 1 unit per 5 acres or larger clustered developments of any rural density, should be served by a Class I system.**
- EN 66**      **Water service in the Rural Neighborhood Centers should be planned only to support these centers at their current scale.**
- EN 67**      **The Enumclaw Sewer Local Service Area should be expanded as necessary to include land annexed by the city.**
- EN 68**      **In Rural Areas and Resource Production Districts, King County shall only allow hook-ups to a public sewer system to solve a public health hazard identified by the Department of Ecology or the Seattle King County Health Department. Collection lines allowed under this policy shall be sized to serve just the health hazard and shall not be used to justify changes in the Resource Production District boundaries or higher density within the Resource District.**
- EN 69**      **Sewage treatment plants and related facilities should be sited in the City of Enumclaw or its expansion areas if possible. If sites are not available there, the rural residential area may be considered for siting. If sites are not available in any of those locations, a Resource Production District site may be considered.**
- EN 70**      **On-site sewage disposal is the preferred method of long-term permanent sewage disposal for Rural Areas and Resource Lands outside the City of Enumclaw's expansion area.**
- EN 71**      **Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without a community plan amendment.**
- EN 72**      **King County encourages local historical and arts organizations to work with the Cities of Enumclaw and Auburn, the Muckleshoot Indian Tribe and citizens in the unincorporated area of the Enumclaw Plateau to interpret and preserve their heritage and to promote the arts and humanities in the community.**
- EN 73**      **Heritage sites and arts and cultural programs should be used to encourage tourism and economic development activities.**
- EN 75**      **The preservation, restoration and adaptive re-use of historic, archaeological and cultural sites in the Enumclaw community planning area is encouraged to maintain**

the character of existing communities and to preserve tangible reminders of the planning area's history.

- EN 76      King County encourages the preservation of heritage sites which meet the criteria for the State or National Register of Historic Places or the criteria for county landmark status by making land use and zoning designations compatible with the site's or area's historic character.
- EN 77      New development, including road construction and work in stream corridors, adjacent to landmarks, landmark sites or archaeological sites should retain, enhance and be compatible in scale with the historic features of the landmark.
- EN 78      Development of parks and trails and acquisition of open space should be coordinated with the preservation, restoration and use of heritage sites and the establishment of interpretative centers.
- EN 79      King County should continue to provide cultural resource assistance to jurisdictions such as the City of Enumclaw.
- EN 80      King County should continue to support arts activities throughout the County including activities which tour the County.
- EN 81      The development of a performing arts center within the City of Enumclaw is encouraged to provide a permanent performing site for cultural events in the area.
- EN 82      Special effort should be made to consult and involve property owners in identifying and designating historic sites and structures.

